

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (1) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (1) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (1) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Johnstown Housing Authority</u>    <b>PHA Code:</b> <u>PA019</u>  <b>PHA Type:</b>    <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2023</u>  <b>PHA Inventory</b> (based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) units</b> <u>1504</u>  <b>Number of Housing Choice Vouchers(HCVs)</b> <u>953</u>  <b>Total Combined</b> <u>2457</u>  <b>PHA Plan Submission Type:</b>    <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortita:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>

	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

**Public Access to Information**

**Information regarding any activities outlined in this plan, PHA Policies and all information relevant to the public hearing can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans, PHA Plan Elements, and all information relevant to the public hearing**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

B.	Annual Plan Elements
B.1	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y    N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Housing Needs:  Housing Needs of Families in the Jurisdiction by Family Type - Statistical changes only</p> <p>Public Housing and Section 8 -“ Housing Needs of Families on the Waiting List” -  Statistical changes only for both Programs.</p> <p>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:</p> <p>Public Housing - Deconcentration Exhibit A, included in our Agency Plan - Only statistical changes made</p> <p>Section 8 Administrative Plan - No discretionary changes were made to the Administrative Plan for the Section 8 Housing Choice Voucher Program. However, as in the past, we have and will continue to revise our Administrative Plan to comply with any and all HUD mandatory changes. All mandatory changes that were made to the Admin. Plan were Board approved and are on file at the Authority</p> <p>Admissions and Continued Occupancy Policy (ACOP) - No discretionary changes were made to the Admissions and Continued Occupancy Policy since last year’s submission. However, as in the past, we have and will continue to revise our ACOP to comply with any and all</p>

	<p>HUD mandatory changes. All mandatory changes that were made to the ACOP were Board approved and are on file at the Authority</p> <p>Financial Resources:  Changed dollar amounts</p> <p>Operation and Management:  Updated Organizational Chart  Changed Expected Turnover Rate in Public Housing</p> <p>Community Service and Self-Sufficiency Programs:  Planning to apply for FSS funding when it is available to new PHAs</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>

## **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

### **Deconcentration and Income Mixing**

- a.  Yes  No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

## JOHNSTOWN HOUSING AUTHORITY DECONCENTRATION POLICY

It is the policy of the Johnstown Housing Authority to provide for deconcentration of poverty in its Public Housing Developments and encourage income mixing by attracting higher income families into lower income developments.

The Johnstown Housing Authority has reviewed all of the Public Housing Developments and it is determined that there is no concentration of families with higher incomes in any one area. All developments have average incomes below or at the Very Low Income Limits.

The Johnstown Housing Authority has determined that, in accordance with, 24 CFR Part 903, Rule to Deconcentrate Poverty and Promote Integration in Public Housing, the covered developments under this rule are Prospect, Oakhurst and Oakhurst Extension (contiguous site), Solomon, and Coopersdale Communities.

The Johnstown Housing Authority has reviewed and determined the average income of all families residing in all of the covered developments. The Authority then determined the average income of all families residing in each covered development. Each covered development has average incomes below 30% of median income. A determination was made whether each of the covered developments were above, within, or below the Established Income Range (EIR) determined by HUD as 85% to 115% of the PHA-wide average income for the covered developments. (See attached analysis - EXHIBIT A) Each covered development is within the Established Income Range.

The housing authority will strive to achieve a distribution of incomes among its residents. The skipping of an applicant on the waiting list, to reach another family to implement this policy, shall not be considered an adverse action. This policy will be accomplished in a uniform and non-discriminating manner.

The Johnstown Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered towards lower income developments and higher income residents will not be steered towards higher income developments. Marketing efforts will be designed to attract applicants from appropriate segments of the lower and very low income population. The Authority will use its marketing program to achieve a more representative income mix of lower income families among those on the waiting list and thereby attain a broad range of income in its communities.

The Johnstown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner. Reasonable flat rents have been established as an incentive to attract higher income families.

The Johnstown Housing Authority will annually analyze the income levels of families residing in the required covered developments, as well as, each of our other communities.

Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

EXHIBIT A  
 DECONCENTRATION  
 PUBLIC HOUSING

	Avg Family Income	Covered Developments Combined Avg Family Income	Avg Family Members		Income Range		30% Income Limit (EVLI)	Very Low Income Limit
			85%	115%	85%	115%		
1-Prospect	\$7147		2.06				\$18310	
2-Oakhurst	\$10138	AMP 2/3 \$9078	1.61	AMP 2/3 2.02			\$18310	
3-Oakhurst Ext	\$8018		2.43				\$18310	
41-Solomon	\$6793		2.70				\$23030	
42-Coopersdale	\$7897		2.99				\$23030	
TOTAL		\$7729	2.45		6570	8888		
All covered developments are within the established income range. HUD Required Upper Limit Minimum <u>22170</u> 30% of Median Income								
		Exempt Developments						
5-Vine St Tower	\$11271	(elderly)	1.07				\$15400	
6-Nanty Glo	\$11104	(small-56 units)	2.26				\$18310	
6-Portage	\$14422	(small-48 units)	2.00				\$18310	
8-Connor Tower	\$11204	(elderly)	1.04				\$15400	
9-Townhouse Tower	\$12905	(elderly)	1.05				\$15400	
9-Loughner Plaza	\$12562	(elderly)	1.06				\$15400	

<p><b>B.2</b></p>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
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<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
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<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
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**Goal/Objective: Expand the supply of assisted housing by reducing public housing vacancies. We indicated that the JHA would maintain an overall occupancy rate of 96% or greater over the next five years.** Our occupancy rate for 2021 was 98%. As of this writing, the occupancy rate for the period of January 1, 2022 through May 31, 2022 was 98%.

**Goal/Objective: Improve the quality of assisted housing by improving voucher management, SEMAP Score; concentrate on efforts to improve specific management functions; and renovate or modernize public housing units. We reflected that we would maintain “standard” or “high performer” status in SEMAP over the next five years; Maintain “standard” or “high performer” status over the next five years in PHAS and meet all obligation and expenditure dates established for Capital funds over the next five years.** In addressing the goal of maintaining SEMAP “standard” or “high performer” status over the next five years (FY 2022-2026), we were designated as a “high performer” for FY 2019, which was the last score received. In addressing the goal of maintaining PHAS “standard” or “high performer” status over the next five years (FY 2022-2026), we are currently designated as a “standard performer.” To date, we continue to meet all obligation and expenditure dates established for our Capital Fund Programs.

**Goal/Objective: Improve community quality of life and economic vitality by providing an improved living environment. We reflect that we will designate developments or buildings for particular resident groups (elderly, persons with disabilities.)** In 2022, we submitted a request, which was approved by HUD, to renew our Designated Housing Plan for Fulton I. Connor Tower and Town House Tower for occupancy by elderly only. This designation will expire June 1, 2024. We will submit the same request in 2024 to continue the designation.

**B.6 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y    N  
  

If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

**B.7 Certification by State or Local Officials.**

[Form HUD 50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan

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<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y      N      N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
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<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  <b>PA019 Johnstown EPIC CFP 5-Year Plan 2022-2026 approved July 22, 2022</b></p>
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Johnstown Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				<b>FFY of Grant:</b> 2023 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$380.000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$380.000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$140.000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,075.000			
10	1460 Dwelling Structures	\$1,157.792			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$1,225.000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$4,357.792			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



<b>Part I: Summary</b>				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____  FFY of Grant: FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date

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<b>Part II: Supporting Pages</b>											
PHA Name: Johnstown Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No):			Federal FFY of Grant: 2023		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>				
PA0190002	Central Maint. Bldg. Renovations	1480		\$1,000,000							
Oakhurst	Parking Lots Resurfacing	1480		\$200,000							
PA019003	Parking Lots Resurfacing	1480		\$300,000							
Oakhurst Ext.											
PA0190041	Panel Boxes for Fire Alarms	1480		\$125,000							
Solomon	Windows	1480		\$350,000							
PA0190042	Parking Lots Resurfacing	1480		\$300,000							
Coopersdale	Panel Boxes for Fire Alarms	1480		\$100,000							
PA0190006	Window Replacement (Both)	1480		\$550,000							
Nanty	Railing/Concrete Work (Both)	1480		\$275,000							
	Roof Replacement (Nanty Glo)	1480		\$257,792							

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Johnstown Housing Authority					<b>Federal FFY of Grant:</b> 2023
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA0190001 Prospect	03/31/2025		03/31/2027		
PA0190002 Oakhurst	03/31/2025		03/31/2027		
PA0190003 Oak. Ext.	03/31/2025		03/31/2027		
PA0190041 Solomon	03/31/2025		03/31/2027		
PA0190042	03/31/2025		03/31/2027		
PA0190005 Vine St Twr	03/31/2025		03/31/2027		
PA0190008 Connor Twr	03/31/2025		03/31/2027		
PA0190009 THT/LP	03/31/2025		03/31/2027		
	Dates listed are estimated dates				

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

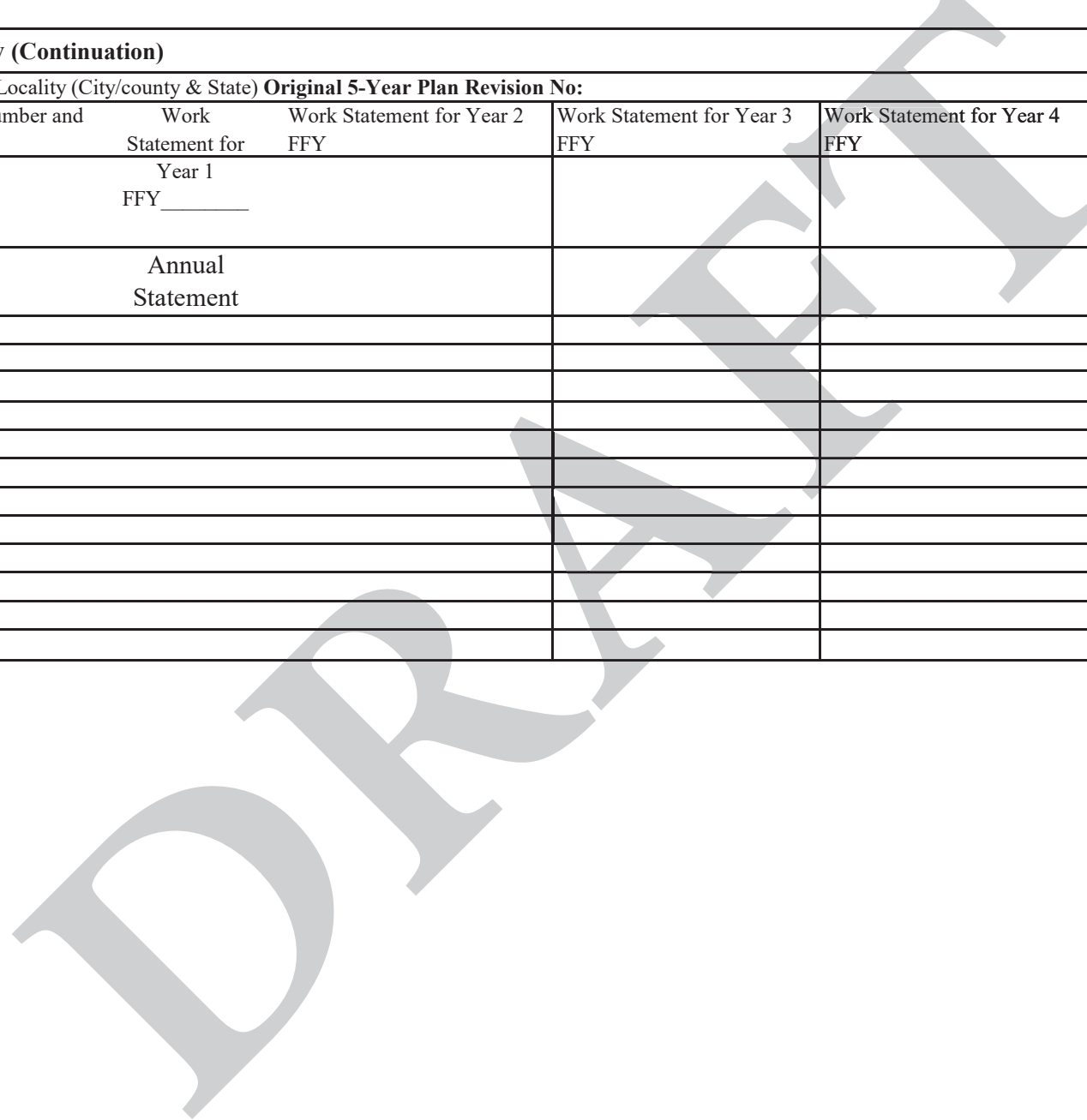
<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number PA019 - Johnstown Housing Authority		Locality (City/County & State) Johnstown, PA / Cambria County			Original 5-Year Plan Revision No: 2. 7/28/2022 (2021-2025)	
A.	Development Number and Name	Work Statement for Year 1 FFY 2023	Work Statement for Year 2 FFY 2024	Work Statement for Year 3 FFY 2025	Work Statement for Year 4 FFY 2026	Work Statement for Year 5 FFY 2027
B.	Physical Improvements Subtotal	See Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration-CFP Fee		\$380,000.00	\$380,000.00	\$380,000.00	\$380,000.00
F.	Other-Fees & Costs		\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00
G.	Operations		\$380,000.00	\$380,000.00	\$380,000.00	\$380,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$3,457,792.00	\$3,457,792.00	\$3,457,792.00	\$3,457,792.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$4,357,792.00	\$4,357,792.00	\$4,357,792.00	\$4,357,792.00

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number Locality (City/county & State) Original 5-Year Plan Revision No:						
	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY _____	FFY	FFY	FFY	FFY
	Annual Statement					







<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2023	Work Statement for Year 4			Work Statement for Year: 5		
	FFY 2026			FFY 2027		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>PA0190001 Prospect</b>			<b>PA0190002 [Administrative Bldg]</b>		
Annual	Maintenance Shop Renovations		\$125,000.00	HVAC		\$250,000.00
Statement	Maintenance Shop Bathroom		\$25,000.00			
				<b>PA0190041 Solomon</b>		
	<b>PA0190003 Oakhurst Extension</b>			Apartment Entrance Doors		\$500,000.00
	Boiler Replacements		\$325,000.00			
	Basement Entry Doors		\$275,000.00	<b>PA0190005 Vine St Tower</b>		
	Porch Columns		\$275,000.00	Paint Hallways & Stairwells		\$132,792.00
	Window Replacements		\$1,250,000.00	BAS		\$275,000.00
	<b>PA0190041 Solomon</b>			<b>PA0190006 Nanty Glo/Portage</b>		
	Windows		\$375,000.00	Bathroom Renovations (Both)		\$525,000.00
	Gutters/Downspouts		\$100,000.00			
				<b>PA0190008 Connor Tower</b>		
	<b>PA0190042 Coopersdale</b>			Hallway Lighting		\$200,000.00
	Gutters/Downspouts		\$75,000.00	BAS		\$275,000.00
	Apartment Entrance Doors		\$225,000.00			
				<b>PA0190009 Town House/Loughner</b>		
	<b>PA0190006 Nanty Glo/Portage</b>			Bathroom Renovations (Both)		\$650,000.00
	Flooring (Portage)		\$407,792.00	Interior Doors (Both)		\$250,000.00
				BAS (Both)		\$400,000.00
	Subtotal of Estimated Cost		\$3,457,792.00	Subtotal of Estimated Cost		\$3,457,792.00



