

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **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 exceed 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.
- (6) **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.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Johnstown Housing Authority</u> PHA Code: <u>PA019</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1504</u> Number of Housing Choice Vouchers (HCVs) <u>960</u> Total Combined Units/Vouchers <u>2464</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below 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> <u>Locations Where PHA Plan Document Package Is Available:</u> </p> <table border="0"> <tr> <td>Official Website</td> <td>www.jhaonline.org</td> </tr> <tr> <td>Administrative Office</td> <td>501 Chestnut St, Johnstown PA</td> </tr> <tr> <td>AMP 1</td> <td>Prospect Office 341 Gray Ave, Johnstown PA</td> </tr> <tr> <td>AMP 2</td> <td>Oakhurst Office 553 Sheridan St, Johnstown PA</td> </tr> <tr> <td>AMP 3</td> <td>Oakhurst Ext Office 553 Sheridan St, Johnstown PA</td> </tr> <tr> <td>AMP 41</td> <td>Solomon Office 1201 Solomon St, Johnstown PA</td> </tr> <tr> <td>AMP 42</td> <td>Coopersdale Office 255 Cooper Ave, Johnstown PA</td> </tr> <tr> <td>AMP 5</td> <td>Vine St Tower Office 525 Vine St, Johnstown PA</td> </tr> <tr> <td>AMP 6</td> <td>Nanty Glo Office 21 Fulton Dr, Nanty Glo PA</td> </tr> <tr> <td>AMP 6</td> <td>Portage Office 1046 Washington Ave, Portage PA</td> </tr> <tr> <td>AMP 8</td> <td>Connor Tower Office 527 Vine St, Johnstown PA</td> </tr> <tr> <td>AMP 9</td> <td>Town House Tower Office 420 Vine St, Johnstown PA</td> </tr> <tr> <td>AMP 9</td> <td>Loughner Plaza Office 51 Akers St, Johnstown PA</td> </tr> </table> <p> <u>PHA Plan Document Package Includes:</u> 2025 Annual PHA Plan 2025 Capital Fund Annual Statement Five-Year Statement (2025-2029) </p>	Official Website	www.jhaonline.org	Administrative Office	501 Chestnut St, Johnstown PA	AMP 1	Prospect Office 341 Gray Ave, Johnstown PA	AMP 2	Oakhurst Office 553 Sheridan St, Johnstown PA	AMP 3	Oakhurst Ext Office 553 Sheridan St, Johnstown PA	AMP 41	Solomon Office 1201 Solomon St, Johnstown PA	AMP 42	Coopersdale Office 255 Cooper Ave, Johnstown PA	AMP 5	Vine St Tower Office 525 Vine St, Johnstown PA	AMP 6	Nanty Glo Office 21 Fulton Dr, Nanty Glo PA	AMP 6	Portage Office 1046 Washington Ave, Portage PA	AMP 8	Connor Tower Office 527 Vine St, Johnstown PA	AMP 9	Town House Tower Office 420 Vine St, Johnstown PA	AMP 9	Loughner Plaza Office 51 Akers St, Johnstown PA
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Housing Needs:

Housing Needs of Families in the Jurisdiction by Family Type - Statistical changes only

Public Housing and Section 8 -“ Housing Needs of Families on the Waiting List” - Statistical changes only for both Programs.

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

Public Housing - Deconcentration Exhibit A, included in our Agency Plan - Only statistical changes made

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>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 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>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
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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

AMP-Community Name	Avg Family Income	Covered Developments Combined Avg Family Income	Avg Family Members		Income Range 85% 115%		30% Income Limit (EVLI)	Very Low Income Limit
1-Prospect	NA		NA					
2-Oakhurst	\$10432	AMP 2/3 \$9403	1.76	AMP 2/3 2.10			\$20440	
3-Oakhurst Ext	\$8373		2.43		\$20440			
41-Solomon	\$9968		2.74				\$25820	
42-Coopersdale	\$9185		3.02				\$25820	
TOTAL		\$9519	2.62		8091	10947		
All covered developments are within the established income range. HUD Required Upper Limit Minimum <u>22950</u> 30% of Median Income								
		Exempt Developments						
5-Vine St Tower	\$12487	(elderly)	1.09				\$16250	
6-Nanty Glo	\$14214	(small-56 units)	2.47				\$20440	
6-Portage	\$14475	(small-48 units)	1.80				\$20440	
8-Connor Tower	\$13637	(elderly)	1.07				\$16250	
9-Townhouse Tower	\$14763	(elderly)	1.07				\$16250	
9-Loughner Plaza	\$13497	(elderly)	1.00				\$16250	

<p>B.2</p>	<p>New Activities.</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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers 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> <p>Choice Neighborhoods Johnstown Housing Authority views Choice Neighborhoods as a unique opportunity to positively transform communities. With the Greater Johnstown area experiencing population decline and lack of development, this program can provide resources to assist neglected neighborhoods, explore options to modernize housing stock and uplift the community. JHA applied for a Choice Neighborhoods Planning Grant in 2024, targeting the Coopersdale public housing site as part of a greater scope of the West End Neighborhood of the City of Johnstown. Most JHA public housing family communities in the City of Johnstown would be suitable selections for future Choice Neighborhood applications.</p> <p>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD Considering funding trends associated with maintaining public housing stock, Johnstown Housing Authority has been receiving education and guidance on repositioning options. JHA may consider a Commitment to enter into a Housing Assistance Payment for properties where the process would be beneficial for the long-term health of the property’s structures and residents’ experiences.</p>
<p>B.3</p>	<p>Progress Report.</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> <p>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 2023 was 96%. As of this writing, the occupancy rate through May 31, 2024 was 94%. Occupancy rates have been increasing since accommodating numerous transfers following relocation of residents in the Prospect community.</p> <p>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 2024-2028), we were designated as a “high performer” for FY 2023. In addressing the goal of maintaining PHAS “standard” or “high performer” status over the next five years (FY 2024-2028), 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.</p> <p>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 2024, 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, 2026. We will submit the same request in 2026 to continue the designation.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>PA019 Johnstown EPIC CFP 5-Year Plan 2024-2028 was approved 7/25/2024.</p>

B.5

Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

C.	Other Document and/or Certification Requirements.		
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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.</p>		
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
C.5	<p>Troubled PHA.</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>		
D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1377 1455 1822"> <tr> <td data-bbox="180 1377 1455 1423">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1423 1455 1822"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>
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