Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Johnstown Housing Authority **PHA Code**: PA019

PHA Type: ☑ Standard PHA ☐ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 1504 **Number of Housing Choice Vouchers (HCVs)** 960

Total Combined Units/Vouchers 2464

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

Locations where PHA Plan Document Package is available:

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 Conor 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

PHA Plan Document Package Includes:

* 2027 Annual PHA Plan
* 2027 Capital Fund Annual Statement
* Five-Year Statement (2027-2031)

☐ **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.
Special Voucher Programs - While currently managing only standard Tenant-Based Housing Choice Vouchers, the PHA may adapt operations to additionally mange Veterans Affairs Supportive Housing (HUD-VASH), Foster Youth to Independence (FYI), or similaropportunities

* 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

- 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

* Financial Resources:
  - Changed dollar amounts

* Operation and Management:
  - Updated Organizational Chart
  - Changed Expected Turnover Rate in Public Housing

(c) The PHA must submit its Deconcentration Policy for Field Office review.

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

Deconcentration and Income Mixing

☑ 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.

☐ 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	$11173		2.04				$21640	
2-Oakhurst	$12535	AMP 2/3 $11529	1.75	AMP 2/3 2.15			$21640	
3-Oakhurst Ext	$10523		2.54				$27320	
41-Solomon	$11798		2.64				$27320	
42-Coopersdale	$10404		2.83				$27320	
TOTAL		$11226	2.42		9542	12910		
All covered developments are within the established income range. HUD Required Upper Limit Minimum 2 25350 30% of Median Income								
		Exempt Developments						
5-Vine St Tower	$13094	(elderly)	1.07				$18100	
6-Nanty Glo	$14257	(small-56 units)	2.29				$21640	
6-Portage	$16982	(small-48 units)	2.06				$21640	
8-Connor Tower	$13995	(elderly)	1.05				$18100	
9-Townhouse Tower	$15325	(elderly)	1.03				$18100	
9-Loughner Plaza	$16365	(elderly)	1.06				$18100	

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☑	☐	Choice Neighborhoods Grants.
☐	☑	Modernization or Development.
☐	☑	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☐	☑	Conversion of Public Housing to Tenant-Based Assistance.
☑	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☐	☑	Project-Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

* 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 was awarded 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.

* 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.

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

* 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 2025 was 97%. As of this writing, the occupancy rate through June 30, 2026 was 98%. Occupancy rates have been steady, with regular turnaround of move-ins, move-outs, and transfers.

* 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 "standard performer" for FY 2025. We have addressed deficiencies that prevented us from the "high performer" designation.
> 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.

* 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 2026, 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, 2028. We will submit the same request in 2028 to continue the designation.

B.4	**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. PA019 Johnstown EPIC CFP 5-Year Plan 2026-2030 was last approved 6/3/2026
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: During the audit process, adjustments were made to current year balances to present the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP). Sufficient controls did not exist to ensure the internal records were recorded in accordance with GAAP. These adjustments affected construction in progress and accounts receivable, and to recognize Public Housing Capital fund revenue and expenses. Corrective action has since been completed.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (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.

C.2	**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.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

C.5 **Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y	N	N/A
☐	☐	☑

(b) If yes, please describe:

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. 2577-0157
Expires 1/31/2027

"Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name	Grant Type and Number	FFY of Grant:
PA019 Johnstown Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:)	FFY of Grant Approval: 2027

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) [3]	520,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	380,000			
5	1480 General Capital Activity	3,844,990			
6	1492 Moving to Work Demonstration				
7	1501 Collaterization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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. 2577-0157
Expires 1/31/2027

Part I: Summary		
PHA Name: PA019 Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2027

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	4,744,990			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director *	Date	Signature of Public Housing Director	Date

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
PA019 Johnstown Housing Authority	Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	2027

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 [1]	Funds Obligated[2]	Funds Expended[2]	
PA0190001 Prospect	Maintenance Shop Renovations			$ 150,000				
PA0190003 Oakhurst Ext	Basement Entry Doors			$ 275,000				
PA0190003 Oakhurst Ext	Porch Columns			$ 275,000				
PA0190003 Oakhurst Ext	Window Replacements			$ 1,250,000				
PA0190003 Oakhurst Ext	Boiler Replacements			$ 325,000				
PA0190041 Solomon	Window Replacements			$ 375,000				
PA0190041 Solomon	Gutters/Downspouts			$ 160,000				
PA0190042 Coopersdale	Gutters/Downspouts			$ 75,000				
PA0190006 Portage	Flooring			$ 888,514				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant:

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 [1]	Funds Obligated[2]	Funds Expended[2]	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
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 [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	3/31/2029		3/31/2031		

[1] 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.

Part III: Implementation Schedule for Capital Fund Financing Program					
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 [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] 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. 2577-0157
Expires 3/31/2020

Part I: Summary

PHA Name/Number | Locality (City/County & State) | **Original 5-Year Plan** | **Revision No:**

A.	Development Number and Name	Work Statement for Year 1 FFY 2027	Work Statement for Year 2 FFY 2028	Work Statement for Year 3 FFY 2029	Work Statement for Year 4 FFY 2030	Work Statement for Year 5 FFY 2031
B.	Physical Improvements Subtotal	See Annual Statement	$ 3,844,990	$ 3,844,990	$ 3,844,990	3,844,990
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		$ 380,000	$ 380,000	$ 380,000	$ 380,000
F.	Other		$ 140,000	$ 140,000	$ 140,000	$ 140,000
G.	Operations		$ 380,000	$ 380,000	$ 380,000	$ 380,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		$ 4,744,990	$ 4,744,990	$ 4,744,990	$ 4,744,990

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/county & State)	**Original 5-Year Plan**	**Revision No:**

	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY	Work Statement for Year 3 FFY	Work Statement for Year 4 FFY	Work Statement for Year 5 FFY
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY __2027___	Work Statement for Year 2 FFY 2028			Work Statement for Year: 3 FFY 2029		
	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	PA0190002 [Administrative Building]			PA0190002 Oakhurst		
Annual	HVAC		$ 250,000	Sidewalks		$
Statement				PA0190041 Solomon		
	PA0190041 Solomon			Boiler Room Damper Replacement		$ 70,000
	Apartment Entrance Doors		$ 500,000	Stairwell Door Replacement		$ 190,000
				PA0190042 Coopersdale		
	PA0190005 Vine Street Tower			Boiler Room Damper Replacement		$ 30,000
	Paint Hallways & Stairwells		$ 319,990	Stairwell Door Replacement		$ 210,000
	BAS		$ 275,000	PA0190005 Vine St Tower Boiler Refurbishment		$ 750,000
				Closet Door & Track Replac		$ 300,000
	PA0190006 Nanty Glo/Portage			PA0190006 Nanty Glo/Portage		
	Bathroom Renovations (Both)		$ 525,000	Electrical Panels & Breakers (Portage)		$ 100,000
				Tree Removal/Reshaping (Portage)		$ 50,000
	PA0190008 Connor Tower			Street Light Replacement (Both)		$ 150,000
	Hallway Lighting		$ 400,000	PA0190008 Connor Tower		
	BAS		$ 275,000	Elevator Replacement		$ 1,000,000
	PA0190009 Town House/Loughner			PA0190009 Town House/Loughner		
	Bathroom Renovations (Both)		$ 650,000	Rooftop Air Unit Replacement (Town House)		$ 200,000
	Interior Doors (Both		$ 250,000	Unit Entry Door Replacement (Loughner)		$ 175,000
	BAS (Both)		$ 400,000	Roof Replacement (Loughner)		$ 200,000
	Subtotal of Estimated Cost		$ 3,844,990	Subtotal of Estimated Cost		$ 3,844,990

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2027	Work Statement for Year 4 FFY 2030			Work Statement for Year: 5 FFY 2031		
	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	PA0190002 Oakhurst			PA0190001 Prospect Boilers		$ 95,000
Annual	Kitchen Countertops and Cabinets		$ 700,000	Laundry Room		$ 49,990
Statement				Community Building		$ 500,000
	PA0190003 Oakhurst Extension			PA0190003 Oakhurst Ext Water Mains		$ 500,000
	Playgrounds / Relocate Play Area		$ 500,000	PA0190042 Coopersdale Pavilion Roof		$ 15,000
				PA0190005 Vine St Tower Apartment Entry Doors		$ 430,000
	PA0190041 Solomon Sidewalks		$ 644,990	Water Shutoff Valves		$ 75,000
	PA0190042 Coopersdale Sidewalks		$ 300,000	Boiler Room Floors		$ 30,000
				Front Canopy		$ 15,000
	PA0190005 Vine St Tower			PA0190006 Nanty Glo Sewage Upgrades		$ 275,000
	Window Replacements		$ 450,000	PA0190006 Portage Sewage Upgrades		$ 275,000
				PA0190006 Portage Duct Cleaning		$ 30,000
	PA0190006 Nanty Glo/Portage			PA0190008 Connor Tower Exhaust System in Laundry Rm		$ 45,000
	Community Room Expansion (Nanty Glo)		$ 150,000	Apartment Entry Doors		$ 375,000
				PA0190009 Town House Hallway Air Units		$ 150,000
	PA0190008 Connor Tower			Apartment Entry Doors		$ 250,000
	Window Replacements		$ 450,000	Boilers		$ 20,000
	Bathroom Upgrades (Ceiling, Walls, Flooring)		$ 400,000	Closet Doors		$ 120,000
	PA0190009 Town House/Loughner			Water Shutoff Valves		$ 75,000
	Window Replacements		$ 250,000	PA0190009 Loughner (see below)		$ 520,000
	Subtotal of Estimated Cost		$3,844,990	Subtotal of Estimated Cost		$ $ 3,844,990

PA0190009 Loughner	*Apartment Entry Doors*	*$ 110,000*
	Bathroom Upgrades	*$ 250,000*
	Closet Doors	*$ 100,000*
	Fire Alarm Panel	*$ 60,000*

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year FFY		Work Statement for Year: FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year FFY		Work Statement for Year: FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	$	Subtotal of Estimated Cost	$