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- Sequestration hits Pennsylvania
- “It’s about people!”
- 2013 Spring Conference & Expo and Scholarship Golf Outing Information
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The Monitor is published three times each year by the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA).

Opinions expressed by the authors of articles and within advertisements are not necessarily those of the officers, members and staff of PAHRA.

Original articles on subjects of interest to housing, redevelopment and community development professionals, and their industry affiliates, are always welcome.

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Edited and published by:
PAHRA

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Pennsylvania Association of Housing and Redevelopment Agencies

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Charles Dickens’ “worst of times” may well have arrived in March, at least for those of us providing housing for lower income families, seniors, veterans and persons with disabilities, or for the redevelopment/community development agencies working to improve local communities.

Sequestration, preceded by years of steady federal budget cuts, is now putting at risk the fundamental intent of housing and community development programs and the national goal, established in the 1949, of providing safe, decent housing for all Americans. In Pennsylvania and nationwide, housing authorities have been among the first to feel the impact of sequestration. Since March 1, authorities have been learning that FY2012 funding for operating and improving their public housing units will not even come close to meeting actual costs. The situation for Housing Choice Voucher (HCV) or Section 8 rental program is dire, with funds for both program administration and rental payments to landlords cut drastically.

Already, we are hearing about layoffs, furloughs, reduced resident services, decreased building maintenance and improvements, increased rents for voucher holders or even termination of vouchers, and other survival tactics. Many agencies are looking at the hard reality that they cannot afford to continue their voucher programs. From being agencies that prevent homelessness, we are being transformed rapidly into ones that create it.

So, where will poor, elderly or disabled Pennsylvanians turn to find a decent, affordable home? What will happen to efforts to rehabilitate blighted housing, revitalize local business districts, or provide essential roads and utilities for new economic development?

What about the secondary impacts to our local economies? There will be the loss jobs and reduced purchasing of supplies and services by local agencies, and the curtailing of construction, rehabilitation and other improvement projects.

PAHRA is committed to being a forceful voice around these questions over the coming months. We have already joined with the Housing Alliance of Pennsylvania on a venture we are calling “Campaign to Pushback on Sequestration.” It involves an intensive media campaign to keep the impacts of sequestration in the public eye, along with efforts to keep the pressure on Pennsylvania’s Congressional Delegation to fix the budget for 2014, restore funding and provide regulatory reform for housing agencies. (See article later in this issue.)

We know that convincing lawmakers will not be easy. But we also know that we have to fight for the effective programs that are serving the most vulnerable people in our communities.

In the meantime, PAHRA will continue to provide its members with high quality training, at a reasonable cost, at its upcoming conferences. We will be offering sessions on ways members can respond to the reduced funding and operating capabilities. We will be networking with colleagues across the state for new ideas and sources for funding and for ways we can best serve our communities.

Frank Aggazio
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2012 Board elections

In September, three members either completed their terms on the Board of Directors or retired from their agencies. They were:

Karen Allen, Susquehanna County Housing/Redevelopment Authorities, served nine years on the board. She chaired the Civil Service Committee and was on the executive committee as Secretary.

Ray Guernsey, Monroe County Redevelopment Authority, announced his retirement from his agency at the end of last year and wrapped up his time on the PAHRA board after 11 years of service. Serving as Treasurer for many years, he worked to keep PAHRA on a steady financial path.

Craig Shields, Pottsville Housing Authority, completed his two plus three-year terms on the board. He served on the Affiliates and Membership Committee, helping to recruit new affiliate members and assisting some years with the golf outing.

At the September 12 Annual Meeting, PAHRA members affirmed the unopposed election of three new board members, and PAHRA President Aggazio announced the appointment of Ken Pick to complete Ray Guernsey’s term. They are:

Kelley Cevette, Executive Director, Tioga/Bradford County Housing and Redevelopment Authority. Kelley has worked with the authority for over 25 years, serving in various positions from caseworker to deputy director. She took over as executive director in 2011. She also serves as Executive Director of the Bradford Tioga Leased Housing Corporation, and is active with several community organizations. Kelley is married with two adult sons and two grandsons.

Kelley looks forward to helping PAHRA carry out its missions. She sees PAHRA as having strength to improve housing programs, with its combined voices of housing and redevelopment authorities across the state. She is especially interested in voicing the unique housing issues facing rural communities.

Dusti Dennis, Executive Director, McKean County Redevelopment and Housing Authority. Dusti joined the authority as Deputy Director in 2007 and was promoted to Executive Director the next year when Penny Eddy retired. Her interest in housing came from her work as a Mental Health Housing Specialist for three counties. She assisted local agencies with locating housing for some of their most challenging individuals with disabilities. During her tenure, she helped establish the NW Consortium Housing Committee, with which she remains active. She also serves on the boards of several local agencies. She has a BA in Human Relations from the University of Pittsburgh.

Bill Lisak, Executive Director, Pittston Housing Authority. Bill started his career in housing as controller for the Scranton Housing Authority, where he worked for a number of years. He became executive director at the Pittston Authority in 2008. He is married with three grown children.

Ken Pick, Executive Director, Berks County Redevelopment Authority. Ken has been involved in the housing & community development field for over 37 years. He began his career as the director of a non-profit housing organization and has progressed in the field to his current position with the Redevelopment Authority and also as Community Development Director for Berks County.

He holds a Bachelor’s degree in Education from Millersville University and is slowly working on a Masters in Business Administration. He has taken numerous other courses related to housing and community development field. He is married with two grown children. Riding his Harley and building wood furniture are his latest hobbies.

In addition to these new members, three existing members were re-elected for a second three-year term:

• Andrew French, Executive Director, Redevelopment Authority of the County of Fayette
• Cheryl Johns, Executive Director, Altoona Housing Authority
• Lorene Osborne, Executive Director, Clarion County Housing Authority

At the board reorganization meeting, immediately following the Annual Meeting, board members elected the following officers:

• President: Frank Aggazio, Executive Director, Allegheny County Housing Authority
• First Vice President: Cheryl Johns

(continued)
Second Vice President: Senghor Manns, President & CEO, Harrisburg Housing Authority

Secretary: Lorene Osborne

Treasurer: Steve Bucklew, Executive Director, McKeesport Housing Authority

Executive Committee Members: Tom Harkless, Executive Director, Fayette County Housing Authority and Perry O’Malley, Executive Director, Housing & Redevelopment Authorities of the County of Butler

Ed Christiano, Executive Director, Northumberland County Housing Authority, will continue to serve as Immediate Past President, due to Frank Aggazio being elected to a full term as board president (he previously served as president following the death of DeWitt Boosel). This will make Ed the longest serving past president that anyone can remember.

Board appoints first ex officio affiliate board member

At the end of 2012, PAHRA membership approved several by-law changes, including the creation of a new position on the board—ex officio affiliate member. This person is to be selected by the board from existing affiliate members. While not eligible to vote, this person can participate in all meetings, assist with committee activities and communicate affiliate concerns to the board.

At its March 3 meeting, board members choose Alex P. Kline, CFP, Senior Vice President, Duncan Financial Group, Irwin, PA, for this position.

Duncan Financial, with offices in Allegheny and Westmoreland counties, is a fairly new member of PAHRA, but Alex has been assisting local housing authorities with their employee insurance programs. A graduate of Indiana University of Pennsylvania in economics, he has over 30 years experience with financial planning. He specializes in wealth management and investment planning and helping individuals as part of employee plans. He is married, getting ready to celebrate his 25th wedding anniversary this year. With three children in college and another one to go, he has a good reason to be doing financial planning.

Committee leadership changes for 2012-2014

Along with the changes in board membership, comes changes in the standing committee chairs and co-chairs. Lorene Osborne also had to resign recently as co-chair of the Professional Development Committee due to illness in her family.

Affiliates and Member Services
Co-chairs: Perry O’Malley and Senghor Manns

Budget and Administration
Chair: Steve Bucklew

Civil Service
Co-chairs: Cheryl Johns and Kelley Cevette

Legislative
Co-chairs: Ray Bender and Tom Harkless

Professional Development
Co-chairs: Dusti Dennis and Andrew French

Scholarship
Chair: Cheryl Johns

Committee chairs are always looking for members! More heads usually mean more good ideas for carrying out the committee’s mission. The committees usually meet on the first day of each conference and do their work in between via conference call and e-mail. Anyone employed with, or serving on the board of, a PAHRA member organization is an eligible committee member. If you are interested in participating on one or more, please contact the committee chair or the PAHRA office (877-634-0808).

Bylaw amendments

In 2011, board members Ray Bender and Senghor Manns agreed to head up an effort to review and update PAHRA’s bylaws. Many sections, such as the one authorizing telegrams as one of the two eligible ways to notify members, were clearly out of date. Additionally, the lengthy process prescribed for amending the bylaws discouraged efforts to make changes and keep them relevant.

As required by the bylaws, the board approved a set of proposed revisions at its June, 2012 meeting and authorized putting them on the agenda for discussion for the annual meeting in September. Following that meeting, a ballot on the changes was mailed to the membership, and the amendments were approved by a majority of the voters.

Key changes include:

● An affiliate member is to be selected by the board of directors to serve as an ex officio member of the board, but with no voting privileges.

● Meeting notices for regular and special meetings of the board and/or membership may be sent by fax or other electronic means (deleting old requirements that notices be by mail or telegraph).

● Board of directors meetings may be held in an electronic format.
Ballots for board of directors elections may be cast via e-mail (rather than by mailed in ballot).

Membership Services and Affiliates committees are merged into one committee, the Affiliate and Member Services Committee.

Process for future bylaw amendments is simplified and speeded up by providing that once they are approved by the board, they may be voted on at the next annual or regular meeting of the membership.

A complete copy of the revised bylaws will appear in the 2013 membership directory.

FROM THE EDITOR

To those of you who have worn a path to your mailboxes, looking in vain for a new Monitor these past few months, my sincere apologies for any inconvenience it has caused. Unfortunately, what started as an intentional two-three month delay last fall, in order to get the Monitor on a different production schedule, has stretched out far too long. All I can say is, I ask your indulgence as a new magazine “editor”.

However, you are finally reading a double issue of the Monitor which covers PAHRA activities and issues from late 2012 through Winter/Spring, 2013. Going forward, we will typically be putting out an edition of the Monitor shortly after each conference. That means for the remainder of this year, you can start checking your mailboxes in early July and October for the summer and fall issues respectively, with perhaps a mini-issue in December, with early announcements about the 2014 Legislative Conference.

We think this schedule will enable us to provide more coverage of the recent conference, including more highlights of session content. Also, that issue will contain preliminary agendas and registration information for the next PAHRA conference, thus giving more advance notice.

In each issue, we want to have one or more articles that feature the activities, projects and/or accomplishments of PAHRA member agencies. We have been hearing that you would like to learn more about what other members are doing or how they are tackling common problems or new challenges. We want the Monitor to give PAHRA members an opportunity to tell their stories and to showcase their achievements, in other words, to let others know how you are serving and improving your communities.

Depending on the circulation date of the issue, we plan to cover one or two timely topics, such as new or amended legislation, regulations or funding programs. For example, this Monitor issue focuses on the negative effects of the current federal budget sequestration and the Administration’s proposed housing and community development funding in FY2014.

Of course, we will continue to include as regular features, board, committee and member news, the Harrisburg Capitol Update from PAHRA’s legislative consultant, updates from NAHRO on the federal government and HUD issues, and our popular “Affiliates Corner”, which gives PAHRA Affiliate members a chance to share information on their products and services.

BUT, these are the editor’s ideas. The Monitor should reflect PAHRA member views and concerns. It is your magazine. It should contain articles on topics that you want to hear about and read. We need to hear from you about your agency news. We need your story ideas and editorial advice. In fact, we hope to get a few people to agree to be an editorial advisory board for the Monitor. We promise not to ask a lot of your time, just a few story ideas and news leads (as they say in the business). So, please let us hear from you!

Julie Kascal
jkascal@hotmail.com
Federal Budget Sequestration Hits Pennsylvania

Agencies start coalition to pushback

The federal budget cuts, known as sequestration, took effect on March 1, and organizations throughout the state are beginning to deal with the effects. HUD Secretary Shaun Donovan notified Governor Corbett to expect about a $37.5 million total loss in various housing and community development funds. While the sequester calls for a 5.3% across-the-board cut in all federal programs, the effective rate is more like 9% because the cuts all come in the last seven months of FY 2013 which ends September 30.

Unfortunately, housing authorities, both in Pennsylvania and around the country, are among the first to be impacted. They will be receiving only a fraction of the actual costs (called proration) that they need for operating their primary housing initiatives, public housing developments and Housing Choice Voucher (HCV or Section 8) programs. Redevelopment and community development agencies are still waiting to hear final grant amounts but are planning cuts of up to 5%. (See box for national summary of budget cuts by program type.)

Some may be tempted to dismiss the sequestration as only hurting Washington or local bureaucrats. But, the fact is that the thousands of seniors, people with disabilities, veterans and low income families and children—in short the state’s most vulnerable citizens—are the ones who will be harmed. It will also be projects around the state to revitalize and renovate local housing and business districts or attract new economic development that will be stopped. Sadly, this comes at a time when the state’s unemployment rate is 7.9% (as of March, 2013), and most local housing agencies already have long waiting lists with thousands of families and individuals in need of assistance.

Programs in jeopardy

Worst yet, this year’s housing and community development cuts come on top of years of steady, sustained funding reductions. Many are asking if the country is abandoning its national goal since 1949 of a safe, decent home for every American. The National Association of Housing and Redevelopment Agencies (NAHRO) reports that in the last four years alone, there have been a:

- 25% decrease in Housing Choice Voucher administrative fees
- 15% decrease in public housing operating subsidies
- 25% decrease in public housing capital improvement funds
- 26% decrease in CDBG
- 45% decrease in HOME program funds

Now, with sequestration, housing agencies are rapidly moving beyond the point of “doing more with less” to the reality that they simply cannot afford to continue certain programs. NAHRO is reporting that several authorities nationally have given up the administration of HCV programs due to the severity of the 2012 budget cuts.

In recent weeks since the sequestration took effect, Pennsylvania housing authorities, trying to preserve core programs, have started cutting services and reducing staff.

- Allegheny County Housing Authority laid off 13 people in early March, due to insufficient funding to administer programs. It is also delaying improvement projects and concentrating only on basic maintenance services.
- Butler County Housing Authority estimates the sequester will result in an 11% cut, and it already received an 8% cut this year. It is implementing a hiring freeze, freezing rental vouchers, limiting purchases to essential ones only, and deferring as many improvements and maintenance projects as possible.
- Delaware County Housing Authority is closing its offices every other Friday through September and looking at other possible savings.
- Fayette County Housing Authority is expecting a 9% cut with most of the impact on its HCV programs.
- Franklin County Housing Authority laid off two staff (representing 5% of its workforce) and may need to lay off additional staff this summer. It has cut back its Section 8 program by 6% and can only sustain the program through the end of the year by using program reserves. If no additional funding is available in 2014, the program size will be reduced to 85% of eligibility; essentially 30 families will lose their housing assistance January 1, 2014.
- Lawrence County Housing Authority is furloughing five employees; placing part-time maintenance staff on a four-day work week; and full-time administrative employees are taking leave without pay one day a month. It is also limiting purchasing to mandatory items only and deferring improvements scheduled for this spring and summer to a later date.
- Luzerne County Housing Authority has announced that it will not be able to offer any new vouchers. It is only receiving about $420,000 of the $600,000 it needs to operate the program, and it may be forced to terminate some vouchers later this year if nobody leaves the program. It is also furloughing employees and reducing maintenance to essential needs only.
Mercer County Housing Authority is evaluating ways, such as not re-issuing vouchers, to respond to the funding cuts.

Philadelphia Housing Authority announced the layoff of 42 employees on March 22. It is also taking other steps to reduce costs, including furloughs, wage freezes, eliminating bonuses, more aggressive rent and debt collection, and suspending new vouchers issuance.

Housing groups form coalition to pushback on sequestration
Recognizing the harm to low income families, seniors, people with disabilities and other vulnerable people who may—or will—lose housing as a result of sequestration,

PAHRA is joining with the Housing Alliance of Pennsylvania to work together around two goals:

- Keep the impact of sequestration in the public eye through the use of news and social media; and
- Keep the pressure on Pennsylvania’s congressional delegation to fix the budget for FY2014 by restoring funding for housing and community development programs and providing critically needed regulatory reforms.

Several housing and redevelopment/community development agency heads, along with Housing Alliance staff, are developing a plan for the campaign. PAHRA President Frank Aggazio has invited agencies across the state to join...
the coalition, to become “firsthand witnesses” to the real problems that the cuts are creating and that real people, who are presently stably housed, are being put at-risk of becoming homeless.

The action plan will include coordinated meetings and contacts with congressional representatives to deliver a consistent and persistent message of what steps must be taken to address funding deficiencies and regulatory reform. It will also include the development of news releases and other media outreach to help local agencies communicate the specific effects of sequestration on their residents and communities and the difficult choices that agencies are making.

In addition, the coalition will attempt to educate both the public and lawmakers on how these cuts will affect the state economy. Many may not recognize the financial contributions that housing and redevelopment agencies make to their local economies, in the form of jobs, contracts with Pennsylvania businesses for housing construction and repair, maintenance services, supplies and numerous other products and services.

For more information or to join the coalition, you can contact Julie Kascal at the PAHRA office, 877-634-0808 (jkascal@hotmail.com) or Joyce Sacco at the Housing Alliance, 215-576-7044 (joyce@housingalliancepa.org).

Support the proposed FY 2014 budget for HUD

The “Pushback Coalition” urges you to contact your U.S. senators and representatives to ask them to support the cost-effective, job-creating, community-building and family-sustaining impact of YOUR AGENCY – with the help of HUD funding in FY2014.

The Administration’s FY2014 budget proposes a total of $47.6 billion in direct appropriations and other resources for HUD--up nearly 10 percent from the FY 2012 enacted level. Below are details about each line item.

Tenant-Based Rental Assistance - For the Tenant-Based Rental Assistance account (which includes funding for both the Housing Choice Voucher and Project-Based Voucher programs), the administration’s FY 2014 budget proposes $19.989 billion, an increase compared to the FY 2013 level of approximately $17.96 billion under sequestration.

It also proposes to increase funding for ongoing administrative fees to $1.635 billion, a significant increase compared to the $1.260 billion for ongoing administrative fees appropriated for FY 2013. HUD’s FY 2014 Congressional Budget Justifications state that this amount is sufficient to fund 82% of PHAs’ fee eligibility. The Justifications note that the “requested level of administrative fee funding is critical” given that PHAs (29 in CY 2012, 13 in the first quarter of CY 2013) “gave up administration of the HCV program due to the severity of the 2012 cuts.” As is the typical appropriations practice, the budget also includes an additional $50 million in administrative fees for PHAs that need additional funds to administer their Section 8 programs related to tenant-protection vouchers, HUD-VASH and other special purpose vouchers.

Project-Based Rental Assistance – The budget requests a total of $10.272 billion for the Section 8 Project-Based Rental Assistance (PBRA) program, a significant increase over the $8.86 billion provided for FY 2013 under sequestration.

Public Housing Capital - The FY 2014 budget requests a total of $2 billion for the Capital Fund, with $1.957 billion to be applied toward formula grants, barely half of what is required to keep pace with annually accruing needs according to HUD’s most recent Capital Needs Assessment and less than the requested FY 2013 appropriation.

Public Housing Operating - The budget requests $4.6 billion for the Operating Fund, which the administration describes as equivalent to 90% of estimated eligibility. It also includes language allowing HUD to alter formula allocations by taking into account the effects of proposed changes to flat rents and medical expense deduction thresholds. HUD’s budget appendix states that these rent reforms would reduce PHAs’ eligibility for operating subsidies by $40 million and $23 million respectively. For 2013, the administration requested $4.524 billion for the Operating Fund, sufficient to fund 92% of PHAs’ subsidy eligibility, though the Congress ultimately appropriated only $4.063 billion.

Community Development Fund and CDBG - The FY 2014 budget requests $3.143 billion for the Community Development Fund, or essentially level funding compared to the FY 2013 enacted level under sequestration. It provides only $2.798 billion for the Community Development Block Grant (CDBG) program, which is about a $300 million reduction compared to FY 2013 under sequestration. This reduction can be attributed to a number of proposed set-asides in the budget, including $200 million for a new, competitive round of the Neighborhood Stabilization Program.

HOME Program - The administration requests $950 billion in formula funding for the HOME Investment Partnerships program for FY 2014, the same amount of funding provided for the program for FY 2013 under sequestration.
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Tom Corbett, Governor  •  Brian A. Hudson Sr., Executive Director & CEO
This phrase has become a watchword at the Housing Authority of the City of Erie (HACE), explained Executive Director John Horan, at his presentation at the 2012 PAHRA Annual Conference. Years ago, authority leaders recognized that just having a physically sound place to live was not enough to get people on a path to self-sufficiency; that it was also necessary to deal with underlying causes. In addition, the authority was very concerned about the amount of criminal activity at some developments.

In 1989, the authority adopted a new mission statement, clearly stating its commitments to its residents:

“The Housing Authority of the City of Erie exists to provide safe, decent, and affordable housing for lower-income families, elderly, and persons with disabilities; and to foster among the residents we serve economic self-sufficiency and a sense of community and pride in the neighborhoods where they reside.”

From that point on, the authority has had a primary mission of developing and providing resident services that work, ones that help residents get an education, acquire job skills and find permanent employment. In fact, 24 of the authority’s current 66 full-time employees were public housing residents when their employment began. As Horan says, “We practice what we preach.”

One of HACE’s first initiatives was the Community Oriented Police and Probation Services (COPPS) program, through which the city’s Police Bureau provides six officers to work at the agency’s 14 public housing developments. The authority pays most of the cost and the city pays the rest. But the monies have proved a good investment. Criminal incidents are down from almost 1000 in 1997, to about 400 per year currently. Horan says, “We have the safest neighborhoods in the city of Erie. That’s our message, and I think the data would bear it out.”

The community policing program has helped to erase the perception of the police as the enemy. Most of the officers have been with the program since it started. They know the residents and their families, and they become known as people who are there to solve problems, not just enforce laws.

The Erie Housing Authority also operates, or contracts for, a number of adult education and job training programs for its residents. These include job skills training, English as a second language and GED classes. Between 2005 and 2011, 386 residents obtained employment through authority programs, and for residents 18 to 24 years, 124 are full-time post secondary students.

HACE runs or supports a variety of youth programs serving a range of age groups. Horan pointed out that in
the early 2000s, the authority was experiencing 60 to 90 vandalism incidents annually. By 2011, that number was down to slightly more than 10. The list of programs is impressive:

- Two on-site child care centers for children six months to three-four years
- Two youth library programs with county library branches in public housing communities
- A therapy dog reading program
- LECOM Mentoring program through the Osteopathy Medical School which occurs daily
- Environmental education program
- Mentor/Youth golf program that provides eight weeks of lessons by PGA instructors, assisted by adult mentors
- Youth theatre, where each year youth from the YMCA Kids Club, located in two HACE developments, choose a production, design and build sets, sing, act and serve as the stage crew
- Ellen Curry Elementary Scholarships, which allow residents’ children to attend private schools. So far, the program has awarded 100 scholarships, totaling over $374,000
- Lewis Tullio College Scholarship program has given $76,000 to 76 students
- HACE summer internships for college-bound students provides jobs for about 25 students each year
- Others are: youth arts program, youth choir, learn-to-fish program, girl scouts, porta-a-pool, learn to sail and equestrian programs

Helping residents to get affordable, quality health services is another part of the authority’s strategy to moving residents to self-sufficiency. Several programs are available to residents: the Gannon University Family Nursing Center, the HOME Plus program that provides on-site services so residents can stay in their homes longer, various health screenings, and the MHED Health Clinic.

Part of the reason for the success of the resident services initiatives over the years is the fact that the authority involves a number of community partners and funding. In 2011-12, the total resident services budget was approximately $5.1 million, with the authority contributing close to $2.3 million and the remaining $2.8 million coming from partner agencies (governmental and private).

Each year, the authority does a survey of resident satisfaction, and it is proud of the results. In the most recent survey, 92 percent of residents were satisfied with the information that they receive; 80 to 90 percent were satisfied with maintenance of buildings and other exterior areas; and 89.6 percent said they would recommend authority properties to families and friends.

Since 1989, HACE has clearly come a long way towards achieving its mission of providing a road out of poverty. It has made safe neighborhoods, education, training and opportunity key ingredients of its strategy. “It’s about people,” says John Horan in summing up their efforts. “If you help residents to solve some of their problems, then everything works better.”
Pennsylvania Legislature Focuses on a 2013-2014 Spending Plan

The Pennsylvania Constitution requires the Legislature and Governor to enact a balanced budget by July 1 each year. As a result, each spring the Legislature dedicates most of its time to developing a budget and debating the various policy priorities presented by the governor in the annual budget address. This year, Governor Corbett has outlined an aggressive policy agenda including the divestiture of the wholesale and retail functions of the Pennsylvania Liquor Control Board (PLCB); the modernization of the state’s transportation infrastructure funding system; and the overhaul of the public pension systems (the State Employees and the Public School Employees retirement systems).

Further complicating matters is that Governor Corbett has included the accomplishment of each of these as part of his proposed Fiscal Year 2013-2014 Budget. Tying these issues to a budget proposal will complicate legislative negotiations this year. Any significant amendments to the governor’s proposals, or their failure to pass in the Legislature, will force the governor to reevaluate his spending priorities.

Other issues are likely to make their way into the budget negotiations, including:

- Expanding the Eligibility for Pennsylvania’s Medicaid Program. The federal Affordable Care Act gives states the option to increase the income eligibility threshold of individuals qualifying for Medicaid. Many groups and legislators are urging Corbett to expand Medicaid eligibility, including a growing number of Republicans in both the House and Senate.

- The Authority of the Governor to Privatize the Operations of the Pennsylvania Lottery. The governor selected a private company to manage the lottery, which had been opposed by the union representing lottery employees and Democratic legislators. Democrat Attorney General Kathleen Kane refused to approve the contract on the grounds that Lottery type games could not be expanded without the approval of the Legislature. While Governor Corbett intends to resubmit a contract on this matter, this issue has now generated additional attention within the Legislature.

With the Governor’s poll numbers going down and the list of candidates willing to run against him going up…...the Governor and House and Senate Republicans will have to decide what they can pass, or what they need to pass, in order to help themselves and their Republican governor.

Governor Corbett’s Proposed 2013-2014 Spending Plan

On February 5, 2013, Governor Corbett presented his proposed FY 2013-2014 spending plan. The $28.4 billion spending plan is the largest proposed budget since he took office. It calls for a spending increase of 2.4 percent ($679 million) over the current budget. It represents a balanced spending plan with no increased taxes and proposes to cover additional spending by utilizing the projected current fiscal year revenue surplus of $232 Million and anticipated revenue growth of 1.5 percent in the next fiscal year.

In addition, the proposed budget includes several business tax reforms including: the elimination of the Capital Stock and Franchise Tax (CSFT) at the end of 2013; a 10-year phase out of the Corporate Net Income (CNI) tax starting in 2015 which will result in a CNI rate of 6.99% by 2025; an increase in the Net Operating Loss (NOL) Cap from $3 Million; a repeal of the Corporate Loans Tax; reform of the CNI Sale Sourcing formula; and expansion of the Reality Transfer Tax.

Following the governor’s budget address, the General Assembly started hearings on it and its potential impacts. The hearings offered insights into the Legislature’s initial reactions. They showed that the governor needs to build legislative support for his proposals to sell the state’s liquor operations and to remove the artificial cap on the wholesale tax rate on gasoline in order to fund transportation improvements. He must also defend his position that not expanding Pennsylvania’s Medicaid program is in the state’s long-term financial interest.

The legislative hearings did not result in any specific disagreements. They showed that legislators are well aware of the governor’s opposition to new taxes or raising existing tax rates, and that the political will to do so does not exist in the Legislature. Therefore, most of the focus was on the Governor’s policy proposals, as well as his position (which now seems to be softening a bit) against expanding the eligibility thresholds to qualify for Medicaid.

Issues Impacting Public Housing, Redevelopment, Community Development Agencies

Use of Employment Contracts by Public Housing Authorities. PAHRA is working to introduce legislation again this session to clarify that employment contracts may only be used by public housing authorities that do not have agreements with the state Civil Service Commission. Rep. Mike Tobash (R-Schuylkill) introduced a similar bill (HB1844) last session. It passed the House but was not considered by the Senate during its limited fall session. PAHRA has revised its legislative proposal which will be introduced shortly.
Mandate Relief. Numerous organizations continue to seek relief from government mandates that increase costs associated with their operations. PAHRA was successful last session in changing the state law pertaining to when public notice of procurement opportunities must occur in newspapers.

Now, attention is turning to reforming the prevailing wage threshold for capital projects. Presently, the Senate is telling stakeholders that the House must act first. The last time there was an agreement to move this issue, the House could not generate enough votes for the proposal passed by the Senate. Senator Smucker (R-Lancaster) has introduced two bills on the issue: Senate Bill 272, which increases the project cost of public work projects from $25,000 to $200,000; and Senate Bill 273 that replaces the current prevailing wage calculation with the “Occupational Wage Rate” which would more closely align a county’s wage rate with the market rate for labor in that county.

PAHRA Sponsors NAHRO’s “What Home Means to Me” Calendar Contest

PAHRA will again be holding a statewide competition for entries to the national NAHRO 2014 calendar contest. It is a great opportunity for PAHRA member agencies to get local youth drawing, coloring, painting….thinking creatively about the worth of home and family.

The contest is open to all children residing in affordable housing assisted directly or supported under community development and affordable housing programs administered by a NAHRO member agency (i.e., public or Section 8 assisted housing, CDBG, HOME, LIHTC). Entries are accepted in three categories:

- Elementary—K to 5th grade
- Middle—6th to 8th grade
- High—9th to 12th grade.

Submissions may either be mailed to PAHRA, P.O. Box 5250, Pittsburgh, PA 15206, no later than Friday, May 31, or turned in at the registration desk by the opening session of the PAHRA Spring Conference & Expo at Seven Springs Mountain Resort on Wednesday, June 5.

PAHRA board members will be judging the entries, and the top three winners in each category will be forwarded to NAHRO for the national competition. PAHRA will be awarding a $50 gift card for the winner in each category plus certificates and surprises for all entries. NAHRO will be giving $500 and $100 savings bonds to its top honorees, along with other prizes for the Grand Prize winner.

Contest details and application forms have been e-mailed to all PAHRA member agencies, and you may also contact the PAHRA office at 877-634-0808 (jkascal@hotmail.com) for information.

Last year, PAHRA was proud to have its winner in the elementary school category selected as one of six honorable mentions in the national judging by NAHRO. Eight-year-old Aryanna’s poster was submitted by the Meadville Housing Authority. At school her favorite subjects are gym and art. She loves animals and wants to be a veterinarian when she grows up.

In the narrative accompanying her poster, she wrote: “Home is my shelter and keeps me safe. When I’m home I will live cause it holds my food that’s how I’m safe in my home and it keeps me warm and when I get to (sic) warm I open the windows to my house and cool and I will be ok in my nice pretty house.”
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PAHRA’s annual Legislative Conference convened in Harrisburg on Sunday, March 3. During the afternoon, the standing committees held their meetings. The conference registration area was busy with attendees picking up their badges and conference materials and checking locations for various activities. There was also much interest in the several gift baskets, donated by member agencies, for the PAHRA Scholarship Fund Raffle, organized by the Scholarship Committee. Everyone was deciding how many tickets to buy and which basket they wanted to win.

At the Board of Directors meeting, Tim Kaiser, Executive Director, PHADA, and Saul Ramirez, CEO, NAHRO, joined the board and shared some of their insights on the dismal federal budget situation and Congressional gridlock. Fortunately, the evening wrapped up on a brighter note with the Welcoming Hospitality Time, generously sponsored by HARIE. Delegates enjoyed re-connecting with colleagues, and a Harrisburg Housing Authority staff member proved an able DJ for the evening.

The conference opened with Monday’s plenary session and breakfast, generously sponsored by U-Comp. Conference Host, Senghor Manns, Executive Director, Harrisburg Housing Authority, welcomed delegates to the capitol. He introduced Harrisburg Mayor Linda Thomas who commented on the importance of the work housing and community development officials are doing and the need to continue the efforts, despite the challenges.

Tim Kaiser and Saul Ramirez then started an in-depth analysis of and discussion about current federal budget negotiations and anticipated impacts of the sequestration which became effective March 1. Kaiser set the stage for the morning’s conversation with a brief overview of the serious debt problems facing the country. Currently, we are borrowing 40 to 45 cents of every dollar spent; two thirds of the federal budget goes to entitlement spending and paying interest on debt; domestic programs account for only 15-18% of the budget but most of the cuts to date have come from this part of the budget. The 10-year caps on spending leave little room for even inflationary growth. Even if there is a “grand bargain”, there is simply not enough money for housing programs over the next decade. There are going to have to be major changes in the programs.

Ramirez discussed the Continuing Resolution (CR) which expires March 27, and what may happen next. He agreed that “the budget is not going to get better; programs have to change”. Still, he believes the housing and community development industry is a resilient one. NAHRO will be working with PHADA and others to advance an agenda that includes regulatory relief, statutory program reforms that give agencies more flexibility, and recapturing funding levels where possible. Regulations must be reduced in the face of the draconian budget cuts and pro-rations on operating and administrative funds. Agencies will be scaling back, but they need the flexibility to tailor their responses to their own communities’ needs and resources.

Both presenters emphasized the importance of having a strong collaboration with local organizations, such as PAHRA, which can be active and vocal advocates. Agencies need to make sure their congressional representatives hear their positions and dilemmas.

Following the plenary session, conference attendees were able to select from four break-out workshops including: FHEO Audit Prep, presented by Cheryl Johns, Altoona Housing Authority; Developing and Implementing a Comprehensive Blight Strategy; Marcellus Shale Update, provided by PA Senator Gene Yaw and Bryce Maretzki, PHFA; and the first of a two-part HCV Financial Update, with Jason Casterline, Casterline Associates, who covered a number of HCV changes and ways to cut through the confusion of the many forms HUD is sending out.

The Blight Strategy session, moderated by Northumberland Housing Authority Executive Director Ed Christiano, outlined the process followed by Northumberland County (continued)
in developing a comprehensive strategy for addressing blighted properties. State Rep. Kurt Masser discussed a blight summit that was convened in October, 2011 to discuss the nature and extent of the problem of blight in the county. This summit led to the formation of a Blighted Property Task Force that included representatives from local government, chambers of commerce, and county government departments. The Housing Authority of Northumberland County had a lead role in the formation of the Task Force which completed its blight strategy report with the assistance of The Gulotta Group, LLC in August 2012.

At noon, the delegates assembled for lunch and a presentation by author, trainer and motivational speaker Victor Antonio. With liberal amounts of humor he shared a number of insights on building a successful career and life and handling the changes and challenges everyone faces.

After lunch, the concurrent sessions continued with the second part of HCV financial update and a HUD Roundtable, led by Dennis Bellingtier, PIH Director, HUD Philadelphia and other HUD staff members. This session brought a lively discussion of several topics including HUD priorities for 2013, the Rental Assistance Demonstration (RAD) program, Green Physical Needs Assessments (GPNA) and Public Housing Agency Recovery and Sustainability (PHARS) initiative.

Also on the afternoon’s agenda was the Selecting Tools to Remedy Blighted Properties. State Senator David Argall led off this session by describing a number of new tools that have been enacted by the legislature in recent years to address blighted properties. Cindy Daley from the Housing Alliance of Pennsylvania explained a number of the key tools for addressing blight. Next, Chris Gulotta, The Gulotta Group, discussed how the effectiveness of different tools can vary with the specific objectives that a community wants to accomplish in dealing with blighted properties.

The fourth workshop was Thinking and Acting Like a Corporation in a Government Environment, presented by Nan McKay trainer Dorian Jenkins, PHM and VHM. He discussed how agencies can create and blend a business-oriented culture with a service-oriented mindset in the current government environment. He provided several tips for creating a culture of performance excellence.

After a full day of sessions, and not always the best news for housing and development professionals, PAHRA members were glad to gather for the evening hospitality time at Privado, generously sponsored by Chrislynn Energy Services and HARIE.

Tuesday’s sessions began with breakfast and plenary session featuring H. Alan Walker, Secretary of the Pennsylvania Department of Community and Economic Development (DCED). Secretary Walker reviewed some of the department’s initiatives and highlights of the Governor’s agenda for positioning the state for future growth. He discussed efforts to promote small business and entrepreneurial development and to address state transportation needs and the state pension fund. He mentioned the need to develop an early-warning system for financially distressed communities. He noted how, as he travels around Pennsylvania, he is repeatedly amazed at the creativity of local communities in solving problems and pulling together projects.

Next, Tony DeFilippo and Terry Barchanowicz, with Chrislynn Energy Services, gave delegates a brief “lesson” on the Act 179 rebates, which are tax credits for entities that have made energy improvements. These expire the end of this year, and as many as 90 percent of the eligible entities have not used them. These could be a source of new found monies for many agencies.
For the next two plus hours, delegates could select from a variety of workshops. These included PAHRA’s annual legal workshops, which are designed to address legal issues of interest to the membership and also offer Continuing Legal Education credits for attorneys and agency solicitors.

This year’s Legal Workshop consisted of three sessions. Two of the three were devoted to the legal considerations associated with possible serious employee disciplinary actions. Attorney Michael McAuliffe Miller (mmiller@eckertseamans.com) of Eckert Seamans Cherin & Mellott, LLC, presented a comprehensive overview of the legal procedures and requirements of which management must be mindful when investigating or defending serious employee disciplinary actions. The procedural obligations imposed upon employers and the attendant constitutional protections afforded employees in these matters, were all thoroughly outlined by Mr. Miller.

The third legal session focused on another subject matter important to most of our membership. That is, the Pennsylvania Workers Compensation Act. This session consisted of a panel of legal and industry experts who together touched upon a wide array of substantive and procedural concerns regarding the reporting, investigating and litigating of worker compensation claims. The panel included Attorney Thomas Schmitt of HARIE; Claims Manager James Emiliani of Excalibur Insurance Exchange (jemiliani@excaliburinsmgmt.com; and Sargent Edward Mogus of the Allegheny County Housing Authority (emogus@achsng.com).

Together the panel addressed the individual concerns of many attendees and presented practice pointers on how best an employer could manage its worker compensation claims while at the same time ensuring its own compliance with the law.

Other sessions included an animated and informative discussion about Tips to Reaching High Performance Status, State Funding and Program Updates given by DCED staff members, and another two-part session on Understanding and Demystifying Mixed Finance Transactions, presented by Martin Walsh and Sarah Molseed of Reno & Cavanaugh. This well-received session explained key elements of HUD’s mixed finance program and provided many valuable tips on structuring deals and other items, along with strategies for integrating development and operational phases of mixed finance development.

Dennis DiBello, with PAHRA member American Property Consultants (APC) and Chris Howlett of the Hagerstown Housing Authority, provided training on REAC UPCS Inspection Updates and Preparing for Inspections. Each attendee received a complimentary copy of APC’s renowned “REAC Inspection Field Guide”.

The need for development and preservation of quality affordable housing remains a priority of local communities throughout the state, and the Pennsylvania Housing Finance Agency (PHFA) is working to provide
much-needed resources. In their session, PHFA representatives offered information on State Affordable Housing Resources, available through PHFA to support local multi- and single-family projects.

After a break for lunch, delegates returned for a final group of workshops. In addition to the third legal workshop, there was a session on Civil Service Administrative Issues, with a number of Civil Service staff members there to provide guidance on amended Management Directives and address housing authority questions and problems. Innovative Redevelopment Initiatives were the focus of an informal roundtable involving several redevelopment agency directors and led by PAHRA member Ken Pick, Berks County Housing Authority. Senghor Manns, Harrisburg Housing Authority, moderated a session on FHLB of Pittsburgh Housing Development Opportunities. This session covered the timeline and process for assessing FHLB’s Affordable Housing and Community Lending programs. The panel included Laura Rye from FHLB of Pittsburgh, Chris Gulotta, The Gulotta Group, and Rebecca Veith, Butler County Housing and Redevelopment Authorities.

On Tuesday evening, conference attendees, state legislators and guests prepared for the annual Legislative Reception, co-sponsored by HARIE and PAHRA. Unfortunately, that day also brought another bad weather scare (it’s almost a tradition with the Legislative Conference), resulting in a number of members and legislators evacuating the Capitol that day. Still, a nice crowd filled one of Hilton’s ballrooms, to network and share information on state and local issues. At the end of the reception, members moved to the Hilton’s Metropolitan Rooms for the Farewell Hospitality evening.
There was good music provided by the band Smooth by Clyde, good food, and good fun and conversation!

Conference delegates gathered the next morning for the Closing Breakfast with Joe Schiff, who brought his popular “Ask Joe” session to PAHRA. A former HUD Assistant Secretary and now principal of The Schiff Group, he shared some of his thoughts about the current challenges facing local authorities and the affordable housing industry in general. He answered questions and provided some ideas for everyone to take home. He echoed earlier presenters that programs are going to have to change because the dollars are not going to be there. He observed that most communities do not see housing and redevelopment agencies as the significant economic engines that they are. He urged everyone to do a better job of “crowing about” their accomplishments and the contributions they make.

The conference came to a close with the traditional closing breakfast prize drawing, along with the selection of winners of the Scholarship Fund baskets. A number of PAHRA members went home with some nice goodies! PAHRA President Frank Aggazio officially closed the Legislative Conference, thanking everyone for attending, wishing them a safe trip and telling them he would see them again soon at the Spring Conference & Expo, June 4-7 at Seven Springs Mountain Resort.
All is secure.

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After only 35 years, PAHRA finally returned to Erie, PA, September 3-7, for its Annual Conference. The local conference host, John Horan, Executive Director, Erie Housing Authority, and his staff, along with co-hosts Kim Green, Executive Director, Erie Redevelopment Authority, and Mike McNierney, Executive Director, Erie County and Corry Housing and Redevelopment Authorities, really rolled out the red carpet for PAHRA. Without a doubt, the three stars of this conference were Presque Isle Bay, the city of Erie, and the beautiful weather!

The conference started Wednesday afternoon with the PAHRA committee and board meetings. That evening, attendees gathered for an opening hospitality time, generously sponsored by HARIE and Tenmast Software.

PAHRA President Frank Aggazio officially opened the conference the next morning. He thanked all the generous sponsors for supporting this conference, especially HARIE and Tenmast Software.

Erie Mayor John Sinnott arrived to welcome delegates. He highlighted some of the city’s development and redevelopment efforts, including the revitalized bayfront area, and urged everyone to make time to see the city firsthand.

The President then called to order the Annual Business Meeting. He announced the results of the board elections, which the membership voted to ratify, and he called upon each of PAHRA committee chairs to provide overviews of their activities during the past year. Ray Bender, who co-chaired the bylaws committee, reviewed the proposed amendments which the board had approved to send to membership for a final vote, following the annual meeting.

After the meeting, conference attendees moved to the first round of concurrent training sessions. There was a workshop, presented by George McDowell, HUD Philadelphia, on adopting and implementing non-smoking policies in public housing. John Bohm and Katy Jo Muncie, NAHRO Congressional Relations staff, briefed members on federal appropriations bills and how the November elections may affect the HUD budget. Byron Hoffman, Executive Director, Lebanon County Housing Authority, previewed and demonstrated the new software that HUD will be issuing soon to automate the Comprehensive Grant reporting system.

Also, starting at that time was the first of a six-part series of sessions on mixed finance housing development and finance. Over the next two-days of the conference, a number of experts covered pre-development, management

(continued)
and ownership, case studies, how to get started, financing, and the roles of the entities carrying out the project. As announced in the conference literature, it was mixed financing, from A to Z.

Additional morning workshops dealt with an integrated team approach to construction administration, utilizing technology to streamline Section 8 inspections, and potential liabilities for housing agencies resulting from fire, 504 and state-created dangers. These liabilities were explained by the Erie Housing Authority attorney and director, based on litigation with which they have been dealing.

Then, lunchtime arrived and with it, PAHRA’s initiative to bring a nationally-known motivational speaker to its conferences. The first choice, Charles Marshall, proved to be a great success. He spoke on the theme “Real Heroes Don’t Wear Spandex”. His animated delivery, humor, original observations and audience interaction had everyone both laughing and learning.

Pumped up by Marshall’s program, delegates moved to the last round of workshops for the day. Michael Jansen, HUD Pittsburgh, provided an in-depth session on fair housing requirements and procedures. John Tolbert, HUD Pittsburgh, led a discussion on a wide range of HUD community planning and development policies and programs. Improving public housing and Section 8 workflow with the use of innovative computer program solutions and networking strategies was the subject of another session, conducted by Jim Bahm, Networking Technologies.

After a full-day of learning, delegates were eager at 5:30 p.m. to board the Victoria Princess, Erie’s only authentic paddlewheeler, for a Happy Hour Cruise around Presque Isle Bay. It was a very enjoyable and relaxing hour and half that passed way too fast. Later that evening, the day’s activities ended with a delegates’ hospitality time, generously sponsored by Chrislynn Energy Services and HARIE.

Thursday’s conference agenda opened with a plenary session featuring federal and state legislative and budget updates, given by NAHRO staff members and PAHRA Legislative Co-chairs, Ray Bender and Tom Harkless. Although much of the news, especially on the federal level, was not particularly good, delegates gained a comprehensive picture of the situation and players. The breakfast was sponsored by EverPower Wind Holdings Inc/Choose PA Wind.
The concurrent workshops that morning offered a number of excellent sessions including:

- John Horan’s presentation, “It’s about people”, showed how the Erie Housing Authority has built its widely recognized resident services programs with the goal to put people on the path of self-sufficiency.

- Jack Blosky, Blosky & Associates, brought his always animated delivery to instruct attendees on how to maximize operating fund calculations under HUD’s new technology.

- Current and anticipated Pennsylvania real estate and housing market trends were the focus of a session given by Joseph Ott from the Federal Reserve Bank of Cleveland.

- The controversial topic of ex-offender entry/re-entry into subsidized housing was tackled by Diana Meyers and Chris Gulotta. They explored ways public housing and other subsidized housing providers can use to safely house ex-offenders with such things as flexing admission policies and working with community partners.

- Sam Kamin and John Arminas, attorneys with Goldberg, Kamin & Garvin, engaged in a lively discussion with participants on eminent domain law. They reviewed some case studies and provided insights on what agencies should do and consider before engaging in eminent domain proceedings.

- Brian Alten, Asher PHA Finance, presented an informative workshop on 10 techniques that public housing agencies can use to protect their operating reserves while maximizing their FASS score.

After a brief refreshment break, generously sponsored by U-Comp, the final round of workshops began. They covered three topics, in addition to final part of the mixed finance series. Diana Meyers and Chris Gulotta outlined a step-by-step process for agencies to determine how to strategically use and leverage their resources in an era of diminishing public funding. Leigh Poltrock, Esq., Pepper Hamilton LLC, gave a very informative session relating to legal considerations relating to the retention of paper and electronic records, including recommendations for retaining such records. Kim Green, Executive Director, Erie Redevelopment Authority, treated session attendees to a trolley tour of Erie’s newest downtown neighborhood, Union Square. She was joined by representatives from the development team to discuss the process of creating this attractive project.

As evening arrived on the last full day of the conference, members attended the Presidential Reception and viewed the Best Practices Showcase which displayed many of the projects submitted for this year’s awards program. Participants next shared a delicious dinner at the Annual Awards Banquet and learned this year’s recipients for the Bellamy, Best Practices and Person of the Year awards (see separate article). The Pennsylvania Housing Finance Agency (PHFA) was the generous sponsor for the banquet.

After dinner, the conference host (John Horan) made sure everyone remembered the last evening by providing the band Valerie Horton Brown Project. A local resident, Valerie Horton has sung and toured with Wilson Pickett, B.B. King, Freda Payne, The Temptations and Tina Turner. To say the band had everyone dancing—or least tappin’ their toes—is an understatement. The generous sponsors for the closing hospitality time were the Federal Home Loan Bank of Pittsburgh and HARIE.

The next morning, attendees gathered for a last breakfast together. David Kozak, Ph.D, a professor at Gannon University, and a few of his students joined the group to share some of their insights on “Presidential Politics and Predictions”. Dr. Kozak shared many interesting anecdotes on past presidential elections and presidents as part of his talk. Following this presentation, PAHRA President Aggazio oversaw the traditional closing breakfast prize drawing. He thanked everyone for coming and John Horan for setting a new standard for conference hosts. He wished everyone farewell, reminding them that he expected to see them in March, 2013 for the PAHRA Legislative Conference in Harrisburg.
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PAHRA welcomed over 150 delegates and 34 exhibitors to its 2012 Spring Conference & Expo, June 19-22 at Seven Springs Mountain Resort in Champion, PA. The Professional Development Committee planned a wide variety of timely workshops, the Affiliates and Member Services Committee worked on the exhibits and the golf outing, and the conference co-hosts, Tom Harkless, Fayette County Housing Authority, and Steve Spochart, Somerset County Redevelopment Authority assisted in multiple ways.

The conference began on Tuesday afternoon with PAHRA committee and Board of Directors meetings. That evening, members and exhibitors came together at the opening hospitality time in the Matterhorn Lounge. Everyone enjoyed meeting both old and new friends and colleagues.

The next morning started with one of the resort’s famous breakfast buffets. PAHRA President Frank Aggazio, and conference co-hosts, and Affiliate and Member Chair, Perry O’Malley, welcomed the delegates and exhibitors. During the plenary session, Jane C.W. Vincent, Regional Administrator, HUD Region III, provided an update on HUD initiatives and funding and answered delegate questions.

Afterwards, delegates moved to the morning’s concurrent sessions, organized into four training tracks. The Public Housing track offered: Capital fund process and PHA requirements, PHAS rules and sub-indicators scoring, and Tenant interviewing skills and record retention. The Redevelopment/CD track included: Marcellus Shale and utility companies: how to deal with them as a property owner; Marcellus Shale impact fee—a new resource for local communities; and Using historic tax credits.

There was a track focusing on maintenance/construction/rehabilitation issues, with individual sessions on: Making repairs and maintenance easier and quicker with HOME Depot product specialists demonstrating various tips and techniques; a hands-on workshop on appliance repair and maintenance; and Physical assessment scoring for frontline maintenance and energy savings given by HUD Pittsburgh engineering staff.

The fourth training track covered a variety of special issues including: Unemployment update on managing claims, hearings and other procedures; Benefits of cyber insurance; and Using websites and online portals to communicate with PHA partners.

Lunch time was spent in the exhibit hall, providing delegates a time to eat and learn. Exhibitors were at their booths, meeting delegates and providing valuable information on their products and services.

Delegates attended a final round of educational sessions for the day. The options were: Preparing for an occupancy audit from a reviewer’s perspective; Fiduciary responsibilities of affiliates and instrumentalities; a HUD roundtable on maintenance issues, PHAS scoring and other topics; and Energy performance contracting: Phase I and extension projects.

Everyone returned to exhibit hall that evening for the traditional Pizza Party with the Exhibitors. In addition to plenty of food, exhibitors and delegates had more time to chat and share information. Later, attendees and exhibitors enjoyed a happy hour at the Matterhorn Lounge.

Thursday morning dawned bright, sunny and HOT! Delegates began the day with another delicious breakfast and heard from Pennsylvania Housing Finance Agency (PHFA) Business Development Manager, Dona Palmer, about their New Options for Homebuyers.

(continued)
Delegates then headed out for the morning’s concurrent sessions. On the Public Housing track, there were two sessions taught by John Hansberry, Esq., with Pepper Hamilton: Preparing for hearings and informal meetings and Best practices for handling evictions. Redevelopment/CD sessions covered how to handle the potential “Year 15” dilemma with the tax-credit financed properties; and the first of a two-part session, offered by Donna Enrico, PA DCED, on how to do procurement and bidding correctly.

The maintenance/construction/rehabilitation track offered two sessions, presented by HARIE and Cacciari Associates, on safety issues and inspection reports and Fire safety measures and controls. Leigh Poltrock, Esq., Pepper Hamilton led two sessions. The first was on complying with the state’s Open Record Act, and the second covered new ADA standards for accessible design.

Delegates returned to the exhibit hall for a refreshment break and the closing of 2012 PAHRA Expo. Many exhibitors drew names, from their booth visitors, and awarded prizes. As always, it was fun to see who the lucky winners were.

The training offerings for this conference concluded with a final group of concurrent sessions. They included: Identifying signs of gang and illegal drug activity; the second part of procurement and bidding: Preventing and treating bed bugs and other pests; and Eliminating sidewalk hazards.

The afternoon gave delegates, exhibitors and other guests an opportunity to participate in the 15th Annual PAHRA Scholarship Outing, a bowling tournament, or to enjoy another of Seven Springs many activities and venues.

The hot weather that day forced the Reception and Mountain Barbecue to move indoors to the air-conditioned
Convention Hall that evening. But the grills were still fired up immediately outside the hall and Seven Springs made sure there was plenty of good barbecue. Golf and bowling tournament awards were announced, and the winner of the 50/50 raffle, which benefits the Scholarship Fund, was selected. Later, a few not-too-exhausted folks enjoyed the band Mercedez in the Matterhorn (it seemed there was more sitting and listening, rather than dancing that evening).

At the conference’s Closing Breakfast on Friday morning, Jon Delano, Money and Politics Editor for KDKA-TV (CBS) in Pittsburgh, adjunct professor at Carnegie Mellon University and newspaper columnist, shared some insights on issues and candidates in the upcoming November elections. Delegates had a number of questions about local races and how their outcome might affect housing and community development programs next year.

The 2012 Spring Conference & Expo concluded with the traditional prize drawings. PAHRA President Aggazio congratulated the winners, bade delegates farewell and a safe journey home, and invited everyone to come to the Annual Conference at the Sheraton Bayfront Erie in September.

No conference summary would be complete without recognition of the many sponsors who so generously support PAHRA and its activities. They make it possible for PAHRA to continue to offer high quality training conferences for its members and others at a reasonable cost. They are, by event:

Tuesday evening hospitality:
FireDEX Pittsburgh and HARIE

Wednesday refreshment break:
EverPower Wind Holdings, Inc./Choose PAWind

Lunch with exhibitors:
Honeywell International

Exhibitors Pizza Party:
Tenmast Software

Wednesday Evening hospitality:
Chrislynn Energy Services and HARIE

Thursday buffet breakfast/morning coffee:
Pepper Hamilton, LLP

Thursday refreshment break:
U-Comp

15th Annual Scholarship Golf Outing:
Always Safe Sidewalks and Infradapt, LLC

Presidential reception:
PNC Bank

Mountain barbecue:
Housing and Redevelopment Insurance Exchange (HARIE)

Thursday evening hospitality:
Pepco Energy Services, HARIE and PAHRA

Friday closing breakfast and speaker:
G. S. Jones Restoration – Consulting

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PAHRA held its Awards Banquet during the Annual Conference in Erie this past September. President Frank Aggazio presided and had the pleasure of recognizing the accomplishments of PAHRA member agencies, as well as announcing PAHRA’s Person of the Year.

**PAHRA Scholarship awards**

Before moving to the member awards, the President called on Scholarship Committee Chair Cheryl Johns to announce the winners of the 2012 adult and youth PAHRA scholarships. Ms. Johns commented on the number of worthy applications that the committee receives each year, and the difficulty it sometimes encounters in making a final selection. Many applicants have very compelling stories and have overcome multiple obstacles to continue their education. She commented that each year reading the applications reminds her and other committee members just why they chose this profession.

For the adult scholarships, the $2,000 award went to Sandrali Santiago, nominated by the Erie Housing Authority. Ms. Sandrali is currently attending Mercyhurst University majoring in international business; she will graduate in May, 2014. The second place $1,000 award winner was Lizette Perez from the Bethlehem Housing Authority. She is attending East Stroudsburg University majoring in business management and graduating in May, 2013.

In the youth category, the first place $2,000 winner was D’Andrea Britton, from the Harrisburg Housing Authority. She is starting Penn State University Park and is planning to major in biology/pre-med. The length of the course is eight years and she will graduate in 2020. The $1,000 second place scholarship was given to Jeremiah Clincho, from the DuBois Housing Authority. He will be attending Lock Haven University majoring in occupational therapy. It is a five-year course so he will be graduating in 2017.

Ms. Sandrali was present and personally thanked PAHRA members for the scholarship. She told members how she had been working at the Erie authority’s office for the last two summers as part of their summer employment programs. She is presently taking Japanese and hopes to participate in an exchange program there. She also wants to join the South Korean Ministry of Culture and Tourism where she can work to enhance culture, arts and leisure activities.

**Best Practices awards**

Ms. Johns continued with the presentation of Best Practices Certificates of Achievements which recognize agencies for a number of creative projects, representing a wide variety of development projects or management activities. These were given to:

- Allegheny County Housing Authority for its Public Service Announcements—“Stop the Budget Cuts”
- Allegheny County Housing Authority, Prospect Terrace Redevelopment
- Allegheny County Housing Authority, GED Program at the Deborah D. Booker Community Center
- Allegheny County Housing Authority, “Open Your Eyes Tour”
- McKeesport Housing Authority, Debit Cards for Section 8 Utility Allowances
- Union County Housing Authority, Energy Efficient Housing: Model Affordable Townhomes

President Aggazio next announced the 2012 Best Practices Housing award for the Housing Authority of the County of Beaver for its “Renovations and Reconstruction of the Stephen Phillips Homes in Monaca, PA.”

Carl DeChellis, Executive Director, of the authority accepted the award. He described how in 1952 the authority acquired the 100-unit Phillips Homes, originally built as wartime worker housing, and continued (continued)
to manage them as affordable units without any rental subsidy. In 2009, HUD approved the authority’s plan to acquire the units for public housing, which allowed the authority to undertake a total rehabilitation. The work resulted in 71 new accessible, energy efficient units with modern amenities, including community space and a development office. Funding for the project included authority capital grant monies, a grant through the American Recovery and Reinvestment Act (ARRA), and funds from an existing energy performance contract through Siemens Technologies. The project is a good example of preserving affordable housing, using available funding sources and enjoying the cooperation of local borough officials.

Bellamy Awards

The Bellamy awards for housing and for redevelopment/community development are the highest ones given each year by PAHRA. In 2012, the Bellamy for Housing honored the Philadelphia Housing Authority for its rebuilding of Paschall Village. This project involved the demolition of an isolated, outmoded and energy inefficient development and the complete reconstruction of 100 new townhomes and flats which now provide new open spaces for residents to enjoy, improved safety, and reconnect the development with the surrounding neighborhood. The units use central geothermal heating and cooling, solar domestic hot water, solar panels, rainwater harvesting/irrigation system, hardwood floors, and Energy Star fixtures and equipment. The authority’s partners in the project included the city, PHFA, Wells Fargo, the PA Department of Environmental Protection, the Pennsylvania Redevelopment Capital Assistance Program, HUD, and the Drexel University Department of Civil, Architecture and Environmental Engineering.

The Bellamy for Redevelopment/Community Development was given to the Erie Redevelopment Authority for its Housing Rehabilitation/Lead Based Paint Program. The authority began this effort in 2002 and has made a long-term commitment to reducing lead-based paint in the city and county. While many communities are running such programs, what distinguishes Erie’s is that it has successfully completed benchmarks year after year and, for this reason, has continued to receive funding from HUD and the city.

The program has completed over 1,000 units and risk assessments, and provided numerous community outreach and training events. It has also become an accredited provider of lead paint abatement programs and EPA certified training provider. Proceeds from its training efforts are now a source of revenue for the program.

Another reason for the program’s success is that the authority collaborates with numerous public, nonprofit, grass-roots and private organizations. It has also worked to find new ways to increase community awareness of the dangers of lead-based paint and the availability of assistance by partnering with a local TV station to allow local people to tell their stories about successful abatement and housing rehab efforts.

Person of the Year award

Each year PAHRA honors, as its Person of the Year”, an individual who has become recognized for his/her significant accomplishments in the field of housing and community development and has also made significant contributions to providing safe and affordable housing, or to improving the overall quality of life or economic vitality of the community.

The 2012 award was presented to Raymond Guernsey, the retiring Executive Director of the Redevelopment Authority of the County of Monroe. When President Aggazio announced his name, the surprised Mr. Guernsey suddenly understood why so many people had been insisting that he must attend just one more PAHRA conference! In his 20 years as Executive Director, he has worked tirelessly to bring many housing improvement and economic development projects to the county. His accomplishments will have lasting impacts on the lives of Monroe County residents.

He has also been a dedicated member of PAHRA, serving on committees, moderating sessions, and for 10 years as a member of the Board of Directors and association treasurer. In that last capacity, he has helped to keep PAHRA financially stable and contributed his thoughtful guidance on a variety of matters.
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It has been reported that more than 90% of 179D-qualifying projects have failed to use the deduction since its inception. Section 179D of the Internal Revenue Code encourages energy efficiency in building retrofits, design and construction and is due to expire at the end of this year http://www.dsireusa.org/documents/Incentives/US40F.htm. While fairly straight forward for commercial entities, the 2005 Energy Policy Act created the 179D deduction with a Special Rule that allows Public/Government Entities to transfer a tax deduction of up to $1.80/sq. ft. to tax-paying ‘Designer’ entities from qualifying lighting/HVAC/ and envelope retrofit and new construction projects placed in service between January 1, 2006 and December 31, 2013. But realistically, projects dating back to January 2009 to December 31, 2013 would apply for this program. Just like other governmental assets, the government can receive in exchange a negotiated payment from the ESCO, architect, engineer or contractor for a portion of the tax benefit of the 179D deduction confirmed in a transfer agreement. This is completely separate from ACT129 or any other funding you may have received.

Chrislynn Energy Services has partnered with Efficiency Energy/Helpanswers.org to provide a complete solution to the Public Entity’s needs that values the Deduction’s tax benefit, deducts the costs necessary to process the transaction (certification, legal, accounting, data gathering fees), and equitably splits the remainder. The refunds can be anywhere from $10,000 to $500,000 for the Public Entity. The amount depends on the size of the properties and the work done. CESI will conduct a No Cost feasibility study to determine your eligible amount. We are currently in the process of working with a number of Housing Authorities including; Beaver, Westmoreland, Clearfield and Fayette County. Would you like to see how much your Housing authority qualifies for? Please contact Terry Barchanowicz terry@chrislynnenergy.com or Tony DeFilippo at tony@chrislynnenergy.com.
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For more information, please call Debbie Gross at 1-800-922-8063 or email dgross@pamunicipalleague.org.

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www.pamunicipalleague.org  A Service Program of the Pennsylvania Municipal League
State of PA Changes Unemployment Wage Base for Employer Contributions

by Debbie Gross/U•COMP Member Service Representative

In June, 2012, Gov. Corbett signed into law Senate Bill 1310 which addresses the Pennsylvania unemployment system’s insolvency. The components of this bill address both short- and long-term unemployment solvency concerns. The law contains several provisions that impact Pennsylvania employers in an attempt to help the system to reach a solvency rate of 100% by 2019.

One of these provisions is to change the unemployment “wage base” for contributory employers within the state. Contributory employers are those that pay the employer contribution of their unemployment compensation as an assigned rate times the first $8,000 (the taxable wage base) of taxable wages per employee to the Department of Labor and Industry each year. The assigned rate is an annual rate and is issued either by the State or by the unemployment plan the employer is participating in (i.e. U•COMP).

Since 1984, the taxable wage base has been set at $8,000. Now, as a result of the new law, January 1, 2013, the taxable wage base increased from $8,000 to $8,500. The incremental increases through 2018 will be:

<table>
<thead>
<tr>
<th>Year</th>
<th>Wage Base</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 1, 2013</td>
<td>$8,500</td>
</tr>
<tr>
<td>January 1, 2014</td>
<td>$8,750</td>
</tr>
<tr>
<td>January 1, 2015</td>
<td>$9,000</td>
</tr>
<tr>
<td>January 1, 2016</td>
<td>$9,500</td>
</tr>
<tr>
<td>January 1, 2017</td>
<td>$9,750</td>
</tr>
<tr>
<td>January 1, 2018</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

What this means to you as an employer: The dollar amount you pay to the Department of Labor and Industry each year may increase. If you are a member of an unemployment program, please check with your program administrator for any changes in program policies for next year.

The U•COMP program is a 27 year old unemployment trust sponsored by the Pennsylvania Municipal League, the Pennsylvania State Association of Township Commissioners and the Pennsylvania Association of Housing and Redevelopment Agencies. It is open to call classes of municipalities and authorities and offers many benefits to its members, such as:

- The provision of more detailed information on the most recent unemployment legislation.
- Educational sessions as well as online training opportunities in order to assist in lowering unemployment claims and costs.
- Assisting with the completion of forms and the provision of representation at unemployment hearings.
- Protesting questionable claims and improper determinations.
- The annual cost for U•COMP membership is based upon actuarially calculated rates.
- No sign up or entrance fees.
- Opportunities for dividends; the Trustees have declared dividends for each of the last 24 years.

If you are interested in saving money on your unemployment claims and would like a free, non-binding proposal, please contact:

Debbie Gross
U•COMP Member Service Representative
1-800-922-8063 or dgross@pamunicipalleague.org
Sidewalk Safety

by Tom Sweitzer, Partner, Always Safe Sidewalks

Sidewalks are great assets for communities. They promote exercise, health, social interaction, and connect one place to another or one person to another. Like any asset, though, sidewalks need to be maintained. The changing seasons are a perfect recipe for sidewalk settling and erosion of the underbase. In addition, the rapid growth of landscaping and tree roots can cause uneven surfaces. These are considered hazards and can cause “trip and falls” which is one of the biggest payouts areas for insurance claims and litigation for property owners.

Courts considering sidewalk claims in the past had little to rely upon to determine whether a defect was substantial enough to warrant an award. However, the Americans with Disability Act of 1990 led to guidelines for both design and maintenance of accessible routes. According to the Federal Register of the U.S. Department of Justice, a defined trip hazard may be as small as a quarter inch in change in level on a sidewalk surface.

Coupling these legal liabilities with the increased emphasis that REAC inspections place on public safety areas, it is becoming very important for housing authorities to correct uneven sidewalk problems and to have regular sidewalk repair and maintenance programs. If your housing authority does not have such a program, the initial work will be the most costly, but maintaining the sidewalks thereafter is a matter of modest annual budgeting.

We have trip and fall hazards! Now what?

How do housing authorities keep sidewalks safe and accessible? What are the best ways to manage liability risks and budgets while scoring high on REAC inspections? These are the common challenges facing housing authorities.

The good news is there are effective ways to remove trip hazards on concrete sidewalks and still stretch budgets. The first step is a physical inventory of sidewalks, identifying the severity of each hazard by measuring the height differential from one sidewalk panel to the next. The sidewalks with the heaviest pedestrian traffic should be your highest priority areas.

Depending upon the type of problems you identify on your sidewalks, the next step is to select the best repair method. You will want to consider the following goals in choosing the appropriate method:

- The repair has a consistent slope that conforms to the ADA requirements. The ADA specifies a gentle slope for this type of repair that is not rounded or concave.
- The repair should not leave any difference in height between two sidewalk sections. The hazard should be
completely removed with zero height difference from one edge to the other.

- The contractor’s employees and repair work should meet OSHA safety standards. Workers should be equipped with proper safety equipment.

- The work should not be evasive to residents. Silica dust should be managed with a shrouded dust vacuum system and heavy equipment should not be on landscaping or walkways.

- A comprehensive and detailed sidewalk evaluation should be offered free of charge. The contractor should be willing to walk the entire property and identify trip hazards of all sizes using a GPS technology to map the hazards.

Always Safe Sidewalks, an affiliate of Precision Concrete Cutting, is located in Springhouse, PA. The leader and largest service provider of trip hazard removal in the country, our patented equipment and processes have been used to remove trip hazards on concrete walkways across the country for the last 20 years. The process is fast and effective and leaves a smooth desirable ADA compliant slope after the cut. Using patented technology allows the technicians to remove trip hazards at virtually any angle. In addition, the trip hazard can be removed from edge to edge even if there is an obstacle on either side of the walkway. The process is the cleanest available using HEPA filtered vacuums to collect the dust during the cut.

A newly developed proprietary application allows the surveyors to provide a detailed evaluation of trip hazards while plotting the locations on a map using GPS technology. With this comprehensive survey, each trip hazard can be sorted by the size and location. This information allows management to determine a repair program based on budgetary constraints and initiate on-going maintenance.

Housing authorities that stay on their toes, instead of falling flat, are able to maintain safe, aesthetic sidewalks for their communities while protecting themselves from legal claims and increasing REAC scores for sidewalk safety.

**Useful Websites and Resources**

- [www.access-board.gov](http://www.access-board.gov) – Access Board offers technical assistance on ADA Accessibility Guidelines and research
- [www.ada.gov](http://www.ada.gov) – Department of Justice offers technical assistance on ADA standards in all areas
- [www.osha.gov](http://www.osha.gov) – Occupational Safety and Health Administration enforces safety and health
- [www.alwayssafesidewalks.com](http://www.alwayssafesidewalks.com) – Always Safe Sidewalks provides quality trip hazard repair for municipalities, colleges and universities, apartment complexes, and housing authorities across Pennsylvania

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---
Always Safe Sidewalks is the leader in uneven sidewalk repair. Our patented process stretches your budget, makes your sidewalks ADA compliant, and eliminates trip and fall liability.

Our sidewalk repairs save our clients 70-90% compared to sidewalk replacement.

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◊ Most Cost-Effective
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Tenmast has recently introduced WinTen2+, the upgrade to the WinTen2 software programs. There are many benefits of the new system whether you are a housing authority looking for a new software system OR you currently use WinTen or WinTen2.

**Key Benefits of**

**WINTEN 2+**

**Interactive Reports.** Drill-downs from reports, simple filtering, and personal layout.

**Streamlined Multi-Subsidy Management.** Easily manage certifications, calculations, and rent collections across unlimited/simultaneous subsidies.

**Pulse.** The new event notification system that allows user-defined notifications when various events occur (such as emails or pop-ups when there is an income change).

**Optimized Speed.** System performance is improved, and it’s quick.

**Exceptional System Setup and Security.** Configure the system instantly from the screen you are viewing and provide security access based on the true needs of the user.

**Advanced Form Letters.** Scribe, a new form letter and reporting module, allows the user to rapidly create sophisticated form letters that contain all of the data entered on a household. Scribe also has the ability to bar code letters, includes a reminder tool that notifies users when letters are due back, and allows for tracking letters when they are returned.

**Integration of Applicant List and Occupancy and Rent Calculation.** WinTen2+ has taken the concept of certifications in the Occupancy program and added it to the Applicant List. This enables the intake person to perform eligibility certifications and pre admission certifications similar to the certifications available in Occupancy.

**Date-based household tracking.** WinTen2+ has changed the way we record information about households and their family members, income, expenses, and assets. The system will now be able to track the state of a household at any given point in time. By simply entering a date in WinTen2+, you can tell the exact composition of a household on that specific date. This gives users the ability to recreate a waiting list as of a particular date, determine income and eligibility on a particular date, and view income and expense trending in the system.

**Advanced Section 8 HAP contract tracking.** WinTen2+ has completely rewritten the Section 8 Tenant & Landlord program. The new program has extensive tracking of HAP contracts, vouchers, budgets and utilization, and VMS. Many of the enhancement requests that have been requested for Section 8 over the years are included in this module.

**Practical user interface.** WinTen2+ uses the latest Windows user interface standards to provide a rich, efficient, and state-of-the-art user experience. WinTen2+ still keeps the concepts of wizards that was so popular in WinTen2 and also provides multiple ways of performing actions in the software. This makes locating and accessing features in the software simple and efficient.

If you would like to learn more about WinTen2+, please contact Dan Wright, 877.359.5492 ext 1241 or dwright@tenmast.com.
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*We hope to see you in an upcoming class!*

**2013 Live On-Line Course Schedule (through August 31, 2013)**

- June 10  Building Strong Resident Councils (mini-course)
- June 11  Advanced Public Housing Rent Calculations (mini-course)
- June 18  Customer Service for Public Housing Agencies
- June 25  Advanced S8 HCVP Rent Calculations (mini-course)
- July  9   Public Housing Rent Calculation Basics (2-day course)
- July 16  Fair Housing: Complying with 504 Requirements (mini-course)
- July 17  Section 8 Informal Reviews and Hearings (mini-course)
- July 23  Section 8 Rent Calculation Basics (2-day course)
- Aug.  7   HCVP Funding & Budgeting (mini-course)
- Aug. 13  Procurement Basics (mini-course)
- Aug. 14  SEAMP Success (1-day course)
- Aug. 20  Fair Housing: Advertising & Interviewing (mini-course)
- Aug. 21  Public Housing Denials, Terminations and Evictions (mini-course)

*This schedule is subject to change. Please check [www.nelrod.com](http://www.nelrod.com) for complete course descriptions and updates*

**Registration Fee Schedule:** (All registration fees are per individual participant, not per computer)

- 3 Hour mini-course: $129 per person  *Consortium Partner Rate*: $99 per person
- 1-day course: $249 per person  *Consortium Partner Rate*: $199 per person
- 2-day course: $399 per person  *Consortium Partner Rate*: $349 per person
- 3-day course: $499 per person  *Consortium Partner Rate*: $449 per person

For more information or to register for a course, please visit [www.nelrod.com](http://www.nelrod.com) or contact Rhonda Willis at 817-922-9000, ext. 113 or email: willisr@nelrod.com.

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## Preliminary Conference Schedule (as of April 26, 2013)

Keep checking the PAHRA website for updates on daily events, training session schedules, speakers and other conference news!

### Tuesday, June 4

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>12:00 - 10:00 p.m.</td>
<td>Exhibits set up</td>
</tr>
<tr>
<td>3:00 - 6:00 p.m.</td>
<td>PAHRA committee meetings</td>
</tr>
<tr>
<td>4:00 - 6:00 p.m.</td>
<td>Early registration</td>
</tr>
<tr>
<td>6:00 - 8:00 p.m.</td>
<td>Board meeting</td>
</tr>
<tr>
<td>8:00 - 11:00 p.m.</td>
<td>Get Acquainted Hospitality</td>
</tr>
</tbody>
</table>

### Wednesday, June 5

#### Key Events

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 - 8:30 a.m.</td>
<td>Buffet breakfast</td>
</tr>
<tr>
<td>8:00 a.m. - 3:00 p.m.</td>
<td>Exhibits Open</td>
</tr>
<tr>
<td>7:00 - 9:00 p.m.</td>
<td>Pizza Party with our Exhibitors!</td>
</tr>
<tr>
<td>8:00 - 8:30 a.m.</td>
<td>Conference opening and plenary session</td>
</tr>
<tr>
<td>12:40 p.m. - 1:50 p.m.</td>
<td>Exhibitors Lunch</td>
</tr>
<tr>
<td>7:00 - 9:00 p.m.</td>
<td>Evening Hospitality Time</td>
</tr>
</tbody>
</table>

#### Concurrent Educational Sessions

<table>
<thead>
<tr>
<th>Topic</th>
<th>Speaker/Institution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-day seminar: The Role of the Maintenance Worker</td>
<td>Vicki Brower, The Nelrod Company</td>
</tr>
<tr>
<td>Full-day seminar: Grant Writing for Public Agencies &amp; Nonprofits</td>
<td>Eugene Rudder, NAHRO</td>
</tr>
<tr>
<td>Family self-sufficiency</td>
<td>HUD roundtable (sequestration &amp; board governance)</td>
</tr>
<tr>
<td>PHAS IV: the final frontier?</td>
<td>Offsetting the effects of sequestration through energy performance contracting</td>
</tr>
<tr>
<td>Found money: non-governmental income sources</td>
<td>Workers Comp: Panel of Physicians &amp; Light Duty Jobs</td>
</tr>
<tr>
<td>When disaster strikes, is your agency prepared?</td>
<td>Two PHAs successfully address fraud &amp; collections</td>
</tr>
</tbody>
</table>
Thursday, June 6

Key Events

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 - 8:30 a.m.</td>
<td>Buffet breakfast</td>
</tr>
<tr>
<td>8:00 - 11:30 a.m.</td>
<td>Exhibits Open</td>
</tr>
<tr>
<td>8:00 - 8:30 a.m.</td>
<td>Plenary session</td>
</tr>
<tr>
<td>10:50 - 11:20 a.m.</td>
<td>Exhibit Closing and Prize Drawings</td>
</tr>
<tr>
<td>1:30 p.m.</td>
<td>Annual Scholarship Golf Outing</td>
</tr>
<tr>
<td>6:00 - 7:00 p.m.</td>
<td>Presidential reception</td>
</tr>
<tr>
<td>7:00 - 9:00 p.m.</td>
<td>Mountain barbecue; golf awards; Comedy by Jimmy Krenn</td>
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<tr>
<td>9:00 p.m. - 12:00 a.m.</td>
<td>Closing hospitality time with the Schmick Brothers Band</td>
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</tbody>
</table>

Concurrent Educational Sessions (8:30 a.m. - 12:30 p.m.)

| Challenges to PHAs & official immunity in Sec. 1983 | Construction law, procurement and using e-verify (half-day) | Manage energy spending through energy efficiency initiatives | Harassment & discrimination training for housing managers |
| Evictions: steering clear of due process violations | HOME program regulatory changes (half-day)                  | Fire prevention & liability concerns | Healthcare reform (2 sessions) |
| Boiler & electrical equipment: preventing failures & optimizing energy efficiency | | | |

Using technology in the maintenance department

Friday, June 7

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>8:30 - 10:30 a.m.</td>
<td>Closing breakfast with presentation by Chuck Volpe, Excalibur Insurance Management and prize drawings</td>
</tr>
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</table>
16th Annual
PAHRA SCHOLARSHIP GOLF OUTING

ENJOY the beauty of the Laurel Highlands by playing a round of golf and at the same time helping to raise scholarship funds so that youths and adults, living in low income housing or redevelopment areas, can continue their educations.

SHARE a relaxing afternoon on the course with PAHRA conference attendees, exhibitors and friends. Then, join us at 6:30 p.m. at the Presidential Reception, followed by a delicious Seven Springs Mountain barbecue. After dinner, PAHRA will award prizes for the most deserving golfers!

Being a HOLE SPONSOR is another way to contribute to the PAHRA Scholarship Fund. Every year, PAHRA is able to assist deserving adult and high school students pursue their educational goals. Their stories are compelling in how many of our scholarship winners have overcome adversity in fulfilling their dream for a higher education. Annual awards are chosen competitively from applicants submitted by PAHRA member agencies.

Hole sponsors will receive recognition at the golf outing and evening barbecue as well as in the Spring Conference & Expo conference program.

JUNE 6, 2013
Seven Springs Mountain Resort
Golf Course
Champion, PA 15622

Tee Off: 1:30 p.m.
Four-Person Scramble
2013 PAHRA Scholarship Golf Outing Entry Form

FEES: $110/golfer for conference attendees, sponsors, exhibitors and hole sponsors; $130/golfer for all others. Fee includes green fees, golf cart, refreshments, evening reception and barbecue.

Registration deadline is Monday, May 20. Cancellations before that date will receive a 50% refund.

List members of your preferred foursome, identifying those for whom you are paying.

Name ___________________________________________________________ Amt. $ ____________
Agency/Company ________________________________________________
Address __________________________ City __________ State ______ Zip ________
Phone __________________________ Email __________________________

I would like to play with the following persons:

Name __________________________________ Phone __________________________ Amt: $ ____________
Name __________________________________ Phone __________________________ Amt: $ ____________
Name __________________________________ Phone __________________________ Amt: $ ____________

Total Amount Paid: $ ____________

Hole Sponsorships for the PAHRA Scholarship Golf Outing

You can count on me as a:

☐ $200 Gold Sponsor     ☐ $100 Silver Sponsor     ☐ Other Amount: $ ______________

Name ________________________________________________________________
Title _________________________________________________________________
Agency/Company ______________________________________________________
Address __________________________ City __________ State ______ Zip ________
Phone __________________________ Email __________________________

Company’s goods or services ____________________________________________

Please make checks payable to PAHRA and return to:

PAHRA
P.O. Box 5250
Pittsburgh, PA 15206

For questions, contact Julie Kascal, 1-877-634-0808 or jkascal@hotmail.com
You’re invited…

...to exhibit at PAHRA’s 2013 Spring Conference & Expo, June 4-7, held at the beautiful Seven Springs Mountain Resort in Champion, PA.

Our Spring Expo offers a compact, one and one-half day format with plenty of time dedicated for conference attendees to view the exhibits and for you to greet both old and new customers in a relaxed, casual setting.

Booths are arranged around the exhibit hall where all major conference events are held. On Wednesday, June 5, there will be a “Lunch with the Exhibitors”, which includes time for in-booth product demonstrations, and a Pizza & Beer Party in the exhibit hall that evening. Exhibitors are also invited to the hospitality times, hosted by PAHRA each evening, in the resort’s Matterhorn Lounge. And perhaps, you will decide to stay Thursday afternoon, after the Expo closes, for the annual PAHRA Scholarship Golf Outing or other activities, which wrap-up with a delicious Mountain Barbeque.

For even more recognition for your company, you may want to sponsor or co-sponsor one of the conference’s major events, such as the Exhibitors’ Lunch, golf outing, a breakfast or a break. Go to www.pahra.org to view our “Sponsorship Opportunities” brochure and contact us about remaining availability.

EXHIBIT DETAILS

<table>
<thead>
<tr>
<th>Booth reservations due:</th>
<th>Booth setup:</th>
</tr>
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<tbody>
<tr>
<td>Friday, May 3</td>
<td>Tuesday, June 4, noon -10 p.m.</td>
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<tr>
<th>Exhibit opens:</th>
<th>Exhibit closes:</th>
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<tbody>
<tr>
<td>Wednesday, June 5, 7:30 a.m.</td>
<td>Thursday, June 6, 10:50 - 11:30 a.m.</td>
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<thead>
<tr>
<th>Booth costs:</th>
<th>Member</th>
<th>Non-member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single, 8’ x 10’</td>
<td>$500</td>
<td>$ 650</td>
</tr>
<tr>
<td>Double, 8’ x 20’</td>
<td>$950</td>
<td>$1,200</td>
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Each exhibitor receives a FREE, full-page ad in the conference program. Ad copy due Friday, May 3. Ad specs: 4.75” wide x 7.625” high, vertical orientation. Preferred format is a high quality PDF file.

Hotel reservations may be made directly with Seven Springs Resort by calling 1-800-452-2223 and asking for special PAHRA conference room rate which is available until May 11, 2013.
Exhibitor Registration Form

Company _____________________________________________

Address ____________________________________________

Products/services ______________________________________

______________________________________________________

Contact name ____________________________ E-mail ____________________________

Phone ____________________________ Cell ____________________________

Booth size:  □ Single, 8’ x 10’  □ Double 8’ x 20’

Individuals representing firm (fee includes two persons):

Name_________________________ Title ____________________________

Name_________________________ Title ____________________________

Additional individuals representing firm (cost of $100/person):

Name_________________________ Title ____________________________

Name_________________________ Title ____________________________

Membership

□ I would like to become a PAHRA affiliate member. Enclosed is my $300 for 2013 annual dues. Affiliate dues include subscription to the PAHRA Monitor (published three times per year); discounts on conference attendance, advertising and display booths; listings in the annual membership directory and on the PAHRA website; and a copy of the annual directory.

PAHRA Scholarship Fund Golf Outing

□ Please send me more information on the annual golf outing on the Seven Springs course on Thursday, June 6, at 1:30 p.m.

Return this completed form with your payment to:
Pennsylvania Association of Housing and Redevelopment Agencies
P.O. Box 5250
Pittsburgh, PA 15206

For questions, contact Julie Kascal at 1-877-634-0808 or e-mail jkascal@hotmail.com.
Tenmast serves Public Housing Authorities with software for Tenant Management, Finance/Accounting, Maintenance, Inspections, Document Management, HUD Reporting, and Executive Decision Making.

877.359.5492 | tenmast.com
PAHRA is grateful for all the fine organizations that have become PAHRA Partners or sponsored conference events over the past year. Your support and participation makes it possible for PAHRA to offer its members high quality training and other services at reasonable costs. We thank you!

<table>
<thead>
<tr>
<th>2012-2013 PAHRA SPONSORS</th>
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<tbody>
<tr>
<td><strong>PLATINUM PARTNER</strong></td>
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<tr>
<td>HARIE</td>
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<tr>
<td><strong>GOLD PARTNER</strong></td>
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<tr>
<td>PHFA</td>
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<tr>
<td><strong>SILVER PARTNERS</strong></td>
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<tr>
<td>Honeywell</td>
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| **BRONZE PARTNERS**       |
| EverPower Wind Holdings   |
| Horizon Information Systems|
| Cohen & Grisby, P.C.      |
| Infradapt, LLC            |
| Pepco Energy Service      |
| Pepper Hamilton, LLC      |

| **FRIENDS OF PAHRA**      |
| Excalibur Insurance       |
| FireDEX Pittsburgh        |
| G.S. Jones Restoration-Consulting |
| Johnson Controls          |
| Marvin Windows and Doors  |
| Mullin & Lonergan Associates, Inc. |
| P&G Brokers               |
| U-CARE                    |

| **CONFERENCE EVENT SPONSORS** |
| BDO PHA Finance              |
| Networking Technologies      |
| Northwest Savings Bank       |