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Across-the-board cuts in federal spending known as sequestration are seri-ously damaging the ability of PAHRA members and their peers across the country to fulfill their mission. Pennsylvania housing authorities assist people in obtaining and maintaining safe, affordable housing, the over-whelming majority of whom are seniors, disabled, veterans and children. CDBG and HOME programs act as economic drivers, creating jobs and tax revenue, encouraging investment in local neighborhoods, spurring new residential and commercial development, as well as home ownership. Our combined actions work to provide a spectrum of personal, financial and community stability.

The actions of PAHRA member agencies create tax revenue for county government, distressed municipalities and local school districts. Our programs save taxpayer dollars by reducing resident dependence upon other, costlier services such as shelters, emergency room visits, inpatient hospital stays, or nursing homes. We also help to reduce criminal and drug activity, remove blighted properties and improve deterio-rating neighborhoods. Our agencies make these contributions and more, but sequestration is forcing us to scale back. Our work is tied to the federal and state budgets. When these fund-ing sources are drastically slashed, our programs and operations are forced to absorb the blows. Staff reductions; furlough days; delayed maintenance and capital improvements; closed waiting lists; fewer projects to improve infrastructure; reduced capacity to recapture and redevelop neighborhoods to improve Pennsylvania communities have become the “new normal”.

Sequestration is fraying the safety net at a time when the demand for assistance is rising. HUD and USDA programs comprise only 3% of the federal budget. Given the current state of the economy, government investment in housing and community development programs should be increased in this time of need. The sequester was meant to shock the federal government into fiscal austerity. It has largely played out like a staring contest in the halls of Washington. But true harm is being felt by people with little to give and who are most in need of help. All of our elected officials should work together regardless of party toward a solu-tion that will allow our agencies to operate effectively.

We must continue to tell our story in the media, in the halls of Congress, in the Pennsylvania Capitol, and beyond. We hope you will join us in Harrisburg on February 9-12, 2014, where we will be offering the oppor-tunity to network with colleagues, discover ways to improve your agen-cy’s policies, procedures and performance; explore new programs, and meet with your elected officials to Tell Your Story.

Frank Aggazio,
PAHRA President
At the Annual Meeting held September 11, 2013, PAHRA members affirmed the unopposed election of two new board members:

- **Daniel Farrell**, Executive Director, Allentown Housing Authority
- **Steven Fischer**, Executive Director, City of Chester Housing Authority

In addition, three current Board members were re-elected to serve three-year terms:

- **Senghor Manns**, President and Agency Counsel, Harrisburg Housing Authority
- **Perry O’Malley**, Executive Director, Butler County Housing and Redevelopment Authority
- **Kenneth Pick**, Executive Director, Berks County Redevelopment Authority

PAHRA expresses our sincere appreciation to departing board members Tom Harkless and Ray Bender, both of whom are retiring soon. We wish them well.

Due to the departure of Legislative Committee Co-Chairs Harkless and Bender, two new leaders were appointed to co-chair this important committee:

- **Andrew French**, Executive Director, Redevelopment Authority of the County of Fayette
- **Steven Fischer**, Executive Director, City of Chester Housing Authority

As Mr. French moved to co-chair the Legislative Committee, his vacated seat on the Professional Development Committee was filled by:

- **Kelley Cevette**, Executive Director, Tioga/Bradford County Housing and Redevelopment Authorities

Ms. Cevette will join Dusti Dennis as co-chair of the Professional Development Committee, entrusted to oversee the coordination of PAHRA's excellent training and networking conferences.
With Notice PIH 2013-17, HUD is taking a photographic interest in HQS Inspections. Are you?

HUD posted the notice on July 2, 2013 in order to highlight the need for Public Housing Authorities to accurately document and enforce HQS inspections. HUD believes photographs in conjunction with a completed HUD form 52580 or 52580A could bolster a Public Housing Authority’s effectiveness in assessing deficiencies and verifying corrections.

Horizon Software’s Walk-Around Technology©, when paired with compliant handheld devices, enables housing authorities to capture crucial photographs while inspecting the unit. When using Horizon’s software, housing authorities can snap a picture and attach it to the HUD 52580 inspection form without leaving the unit being inspected. Noting a deficiency on the inspection form? Take a photograph rather than typing a lengthy description on the form. The pictures affiliated with an inspection are saved within that inspection in a specified, digital images tab. With the wireless technology, managers at the main office can also access the pictures as they are taken.

Through the efficiency of Walk-Around Technology, the need to sync from an inspection handheld device to a main computer is eliminated. Housing authorities are able to communicate seamlessly with managers in the field and send inspection documentation to the handhelds in real time. In addition, as the field manager completes inspections, the main office can access any inspection scheduled for that day, including the one in progress.

While Walk-Around Technology assists with HQS inspections, public housing inspections are also streamlined with the wireless advantages of the software. Field managers are able to attach pictures of deficiencies as well as create work orders for said deficiencies while still conducting the inspection. For further efficiency, the pictures from the inspection are saved with the newly created work order. In addition, the work order is immediately accessible by the main office. In the inverse, the main office is able to send work orders instantaneously to the manager in the field.

The software integrates logically with inventory control and accounts for all materials used in completing a work order. The worker simply scans items to be used in a work order and they are immediately removed from inventory.

The need to manually enter inventory items on a work order is eliminated and inventory totals are up-to-the-minute accurate.

As deficiencies are noted and work orders are completed, a re-inspection is needed. Not only are pictures helpful during the inspection but, pictures can also save a housing authority valuable time during the re-inspection process. An HCV owner can submit a photograph of a corrected deficiency which could then be attached to the inspection form as proof of the correction. If the owner submits an accurate photograph, the re-inspection process is shortened if not completely eliminated (as in the case of non-project based vouchers). Also, public housing inspectors can attach a picture to an inspection or a work order after the work has been completed.

HUD is pushing accuracy and efficiency when completing inspections and Horizon software is an essential tool in achieving this. With Walk-Around Technology© from Horizon Information Systems, housing authorities can accurately categorize all documentation supporting their compliance with HUD inspection regulations. But, Horizon takes it one step further and effectively manages all aspects of the inspection, work order and inventory process. All aspects of the Housing Choice Voucher and the Public Housing inspection processes can be completed from a handheld device and Horizon Software.

Take a picture. It lasts longer.
“All things old become new again.”

This is definitely not to say that we are old, but many of you may know Kelly Hicks and Kevin Bartko from our long association with PAHRA as members. Kelly, as a former Board member, Executive Board Member, Secretary, and Chair of the Professional Development Committee, with years of service on the Scholarship and Civil Service Committees. You may recognize Kevin, as a loyal, long-standing affiliate member, occupying the strategically placed corner booth in the exhibit hall with NK Associates. Together, under our newly formed corporation, Pennsylvania Housing Resources, LLC, we now serve as your PAHRA Secretariat.

Exactly what is a Secretariat, you may ask. This bureaucratic term is defined as “the officials entrusted to carry out the administrative duties of an organization collectively run by its members”. Indeed, that is a mouthful, but it is essentially a very concise description for what we do…for PAHRA and for YOU. We believe the operative words in that definition are “run by its members”. As PAHRA’s new Secretariat, we are at your service. We are committed to enhancing the services that PAHRA provides and to introducing additional member benefits in the future, all while being responsive to member needs in an efficient and effective manner. We welcome your input to help us accomplish this goal, because if we are successful in doing so, then you as PAHRA members will reap the rewards.

We invite you to contact us anytime with comments or concerns, requests or recommendations. And if you aren’t already acquainted with us, be sure to introduce yourself at the next PAHRA event. Perhaps during the Legislative Conference February 9-12 at the Harrisburg Hilton and Towers. Hope to see you there!

Kelly Hicks   Kevin Bartko
Executive Director  Director of Operations

FROM YOUR SECRETARIAT…
I. Harrisburg Capitol Update

The Fall Legislative Session in Harrisburg comes to a close on December 17th. Since returning to Harrisburg, Legislative leaders have primarily focused on two of the Governor’s “Big 3” issues, which were left unresolved when the Legislature adjourned for their summer recess. These issues include: transportation funding and reforming Pennsylvania’s public pension systems. Little attention has been paid during this legislative session to privatization or modernization of Pennsylvania’s alcohol system due to lack of a consensus on a plan.

Leaders of all four legislative caucuses have been working for weeks to come to an agreement on a funding package that could pass both the House and Senate with Republican and Democratic support on one of the Governor’s top priorities: funding Pennsylvania’s transportation infrastructure. The package being discussed provides close to $2.3 billion annually for roads, bridges, and mass transit. This is higher than Governor Corbett’s original $1.8 billion proposal presented in February, but closer to the $2.5 billion package the Senate passed by a vote of 45-5 in June.

PennDOT Secretary Barry Schoch warned that Pennsylvania’s 4,500 substandard bridges and 9,200 miles of road in poor condition will only get worse if the Legislature fails to act. Many lawmakers have been reluctant to approve the main funding device of the proposal, lifting the cap on a wholesale oil tax that will likely be passed onto consumers through higher retail gasoline prices.

There is a concentrated effort from the Administration to push to get a bill done before the end of 2013. In 2014, the Governor, all 203 members of the State House of Representatives, and half of the 50 members of State Senate seats are up for re-election and controversial issues rarely pass in an election year.

II. Legislative Issues of Interest to Pennsylvania Housing and Redevelopment Agencies

A. Clarifying the Use of Employment Contracts by Public Housing Authorities

Representative Mike Tobash (R-Schuylkill) introduced House Bill 1319 to clarify that only public housing authorities that do not have contracts with the Civil Service Commission could utilize employment contracts for the hiring of certain classes of employees. A provision included in House Bill 1319 would allow existing employees who were hired through an employment contract currently working at a civil service housing authority to be “grandfathered” in.

Through the work of its Legislative Committee Co-Chairs, PAHRA was successful in having House Bill 1319 unanimously passed by the House of Representatives and approved by the Senate Urban Affairs and Housing Committee in June. Work continues to get House Bill 1319 to the Governor’s Desk.

B. Prevailing Wage Relief

A change in the minimum cost to activate prevailing wage requirements in Pennsylvania has been at the heart of negotiations on transportation funding amongst the Legislative leaders. While the Senate passed a $2.5 Billion transportation funding package 45-5 in June, the House Republican Caucus says in order to get more members on board with that level of significant spending they need prevailing wage relief.

The current $25,000 threshold for prevailing wage has been the standard since the law was enacted in 1961. House Speaker Sam Smith has said that raising the project cost threshold for which prevailing wage must be paid from $25,000 to $100,000, and changing the definition of road maintenance to exempt it from the prevailing wage would be the key to securing additional Republican votes for any transportation funding plan.

It remains uncertain if there are enough votes in the House of Representatives to pass a transportation plan. Democrats have shown mixed support for instituting limited reform to Pennsylvania’s Prevailing Wage Law. Since Democratic votes will be needed to get the 102 votes necessary to pass a bill out of the House, an agreement with the trade unions on prevailing wage that Democrats can support would help get the bill to the Governor’s Desk.

C. Carbon Monoxide Detectors Mandate

Legislation is moving through the General Assembly to require all housing units (both owner occupied and rental units) to have carbon monoxide detectors installed. PAHRA has been working on this issue and recently approved an amendment to address the financial challenges that this legislation would have on housing units owned and operated by public housing authorities.

Senate Bill 607 (Browne, R-Lehigh) and House Bill 968 (Farry, R-Bucks), are before the House of Representatives. Senate Bill 607 was voted out of the House Consumer Affairs committee and is poised to be voted on before the end of the Fall Legislative Session. PAHRA continues to work with each of the sponsors to
amend the legislation to address the concerns of PAHRA and its members to allow more time to plan for the installation of carbon monoxide detectors.

D. Property Abandonment Law

The Senate Urban Affairs and Housing Committee held a public hearing on legislation that would address what property owners and landlords are to do if a tenant has physically vacated the premises without offering notice or a forwarding address. Senate Bill 48 (Williams, D-Philadelphia) would require landlords to post notice and send notice to former tenants offering 25 days to contact landlords regarding their intentions to remove the property they left behind.

Proponents of the legislation, the PA Residential Owners Association and Homeowners Association of Philadelphia, believe that the bill will enhance Act 129 of 2012, which provided landlords and building managers with guidance on how to handle a tenant’s abandoned personal property. They believe that the bill would address the real issue landlords face, what to do with the personal property of a tenant left behind after vacating without notice.

Organizations that oppose the legislation, including the Housing Alliance of Pennsylvania, believe that the bill would allow landlords in Pennsylvania to be able to dispose of a tenant’s property without the tenant’s permission, without going to court, and make it easier for landlords to clean out a vacant unit until the end of a lease. It will also make it easier for them to evict tenants who complain about repairs. With Act 129 being less than a year old, they would like see the law work before changes are considered.

The committee plans to consider the issues raised from the hearing and look into how disposition of property is handled in other states when a tenant vacates without notice.

E. The Impact of Homelessness in Pennsylvania

State policymakers have focused on helping Pennsylvanians recover from the recession by creating more jobs and getting residents back to work. However, there has been little focus, outside of the context of the annual budget debate, to provide funding for state operated programs, on helping those who are struggling in a cycle of poverty. Led by House Republican Policy Committee Chairman Dave Reed (R-Indiana), the House Republican Policy Committee has been taking a look at a variety of issues that will help approximately 1.5 million Pennsylvania residents who live in poverty.

This effort, called Empowering Opportunities, seeks to identify the challenges facing Pennsylvania’s low income families, the state programs that have been created to assist these families, and to develop recommendations on how to create sustainable solutions to help these families.

Recognizing that state and federal funding has been reduced for all state programs during the economic downturn, part of the initiative is to develop partnerships among community organizations, educators, job creators, state government, etc. to bridge this gap in needed services for low income families in order to provide a safe environment where individuals can live, learn, and prosper.

Representative Reed and members of the Republican Policy Committee have continued to meet with a variety of stakeholders to solicit input on the challenges facing low-income Pennsylvanians on a variety of issues such as access to healthy food, quality education, health care, affordable housing, and job opportunities. It is anticipated that Representative Reed will have a report and series of recommendations completed shortly, which will serve as a starting point for a debate on needed reforms to state run programs to target the assistance needed by low-income Pennsylvanians and their families.

III. 2014-2015 State Budget

In preparation for Governor Corbett’s 2014-2015 budget address scheduled for February 4, 2014, agencies have submitted their budget requests to the Office of the Budget for review.

The Corbett administration and the Legislature anticipate another difficult debate as it prepares a Fiscal Year 2014-2015 spending plan and continues to search for potential revenue sources to close the funding gap. With 2014 being an election year for the entire 203 members of the House of Representatives and 25 of the 50 State Senators, the politics of the election season will make the process much more difficult as legislators, who are already reluctant to raise taxes, will be less inclined to consider tax increase proposals in 2014 as they face re-election. As a result, new sources of revenue are being considered through proposals such as legislation that could potentially provide millions of dollars in revenue to the commonwealth by providing bars and taverns with the authority to offer small games of chance and taxing those proceeds. Other ideas include the hiring of a private company to manage the Pennsylvania Lottery in exchange for long-term financial commitments to stabilize the future funding streams utilized to fund a variety of programs for Pennsylvania’s elderly population.

All agencies are, once again under the direction of the Governor’s Budget Office to further limit the creation of new programs and the hiring of staff as part of the focus to limit the growth of state spending. As a result, agencies will be faced with defending what they “have” and defend against the pressure to move funding to other programs and other agencies because of the continued political pressure to limit the growth in state spending. Over the next two months, the Governor’s Office will be reviewing the budget proposals submitted by the agencies as they move forward to finalize a proposed spending plan that will be released in February.
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PAHRA and MARC-NAHRO teamed up for a joint annual conference at the beautiful Lancaster Marriott in Penn Square. Exhibitors lined the walls of the Heritage Ballroom, ready to discuss their products and services or lend their expertise to attendees. Conference co-hosts were Robert Schellhamer, Executive Director of Lancaster City Housing Authority and Matthew Sterberg, Executive Director of Lancaster County Housing & Redevelopment Authorities. On Wednesday morning, PAHRA President Frank Aggazio and MARC-NAHRO President Andrew French welcomed the delegates after which the Honorable Richard Gray, Mayor of Lancaster, along with the Lancaster County Board of Commissioners, spoke eloquently about their city and the Lancaster region. The Annual PAHRA Business meeting followed with updates from PAHRA Committee Chairs. The remainder of the day was packed with interesting and informative sessions for agency staff as well as Commissioners. Brian Hudson, Executive Director and President of Pennsylvania Housing Finance Agency, and Mark Dambly, President of Pennrose Properties, were featured luncheon speakers. A buffet of desserts was later served in the ballroom, offering more time for exhibitors to meet and greet potential clients and customers. Select Security wrapped up the evening by hosting a popular networking event complete with locally crafted beers and delicious food.

Thursday was kicked off with dynamic breakfast speaker Elizabeth Glenn, Vice-Chair of NAHRO’s International Committee, sharing an international perspective on housing and redevelopment. Attendees were provided with a second day full of training and workshops geared towards housing and community development professionals and their leadership. Those who gathered for lunch in the exhibit hall were treated to a humorous yet inspiring speech by Brian Abernathy, Executive Director of the Philadelphia Redevelopment Authority. Day two ended with conference delegates once again in the Heritage Ballroom, where they were able to connect with exhibitors a final time during the conference. The Presidential Reception was held Thursday evening in conjunction with the Best Practices Showcase, where members were able to proudly present recent and innovative agency projects and programs. The Annual Banquet and Awards presentation followed. (Please see the related article for additional details regarding award winners.) The evening’s festivities wrapped up with a hospitality and networking event where everyone could wind down with relaxing conversation with their colleagues, while enjoying live entertainment provided by Smooth Like Clyde. Friday’s closing breakfast featured Dr. Terry Madonna’s presentation on “The Six-Year Itch: Obama, Congress and American Politics”, along with a drawing for some Lancaster-themed prizes to take home.

2013 PAHRA/MARC NAHRO JOINT ANNUAL EVENT SPONSORS

Our sincere appreciation to the generous sponsors of conference events, whose support makes it possible to offer high quality training conferences at a reasonable cost.

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Housing & Redevelopment Insurance Exchange (HARIE) – Conference Sponsor, Presidential Reception & Thursday Evening Hospitality
The Michaels Organization – Slide Show
Pennsylvania Housing Finance Agency (PHFA) – Welcoming Reception with Exhibitors
Pepper Hamilton, LLP – Wednesday Morning Break
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2013 PAHRA/MARC NAHRO EXHIBITORS

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AND THE WINNER IS…

PAHRA held its Annual Awards Banquet at the PAHRA/MARC NAHRO Joint Annual Conference on September 12, 2013. A Best Practices Showcase was held during the Presidential Reception, which was generously sponsored by HARIE. The Showcase enabled members to highlight their agency’s innovative programs, projects, or policies while attendees browsed through the various displays. After dinner, President Frank Aggazio had the pleasure of recognizing the award winners.

Recipients of the Bellamy Awards, PAHRA’s highest honor for housing, redevelopment, or community development, were as follows:

- **Housing Authority of the County of Beaver** in recognition of the demolition and reconstruction of Pulaski Homes. Originally built in 1941 for wartime workers, the Pulaski homes have been owned by the Housing Authority of the County of Beaver (HACB) since 1952. For over 60 years, this 100-unit development was operated as affordable housing with no form of rental subsidy. In 2011, HACB subdivided the Pulaski Homes into 22 market rate units and acquired the remaining 78 units as public housing, with the intent of rebuilding and converting them into 53 accessible, energy-efficient units with modern amenities. Design goals were long-term performance, low maintenance and energy efficiency to assure construction of the best possible product. Construction of the new units began on April 23, 2012. The project was completed March 31, 2013, transforming this former eyesore into a beautiful community asset.

- **Titusville Redevelopment Authority** earned the Bellamy Award for their Towne Square Renovations. This project is an example of what determination, cooperation, and perseverance can accomplish. Struggling downtown Titusville was in need of reasonably priced, accessible offices, building rehab and incentives for new investors. The city requested the authority’s help in finding a solution to the deterioration of core downtown buildings which, if left vacant, would have eventually been demolished in spite of their historical character. The Redevelopment Authority began purchasing upper floors of the buildings. Roofs were repaired, an elevator and new utilities were installed, setting the stage for more massive renovation. A second floor corridor was created to connect the buildings and create handicapped access. The buildings were restored to provide functional, accessible office space while preserving priceless historical features. Accessible bathrooms were installed, windows were replaced to match the originals. Modern amenities such as audio/visual equipment and motion-activated lighting were added. After 15 years, the Sister’s Shoppe, Cohen and Thompson buildings are complete with modern, accessible and affordable office space on their upper floors. With the shale industry developing in this area, Titusville Towne Square is ready to meet their needs.

The 2013 Best Practices Award was presented to:

- **Susquehanna County Housing and Redevelopment Authority (SCHRA)** in recognition of the development of New Milford Creekside Apartments. The Borough of New Milford is a community highly impacted by the rapid expansion of the Marcellus Shale industry, and it was especially in need of affordable rental housing for seniors. In 2012, SCHRA partnered with the Susquehanna County Housing Development Corporation to address this need and fill a major gap in the local housing market. The former Southern Tier Plastics Plant had been vacant and deteriorating since 1977. The borough contacted SCHRA for assistance in getting the blighted building demolished. Funding was secured for the demolition, and subsequent development of senior housing. Completed in July, 2013, the 24-unit Creekside Apartments includes two handicapped accessible units and provides a much-needed resource for community seniors. The development is stabilizing the area and encouraging private investment.
Certificates of Achievement were presented to agencies in acknowledgement of a variety of creative housing, redevelopment, and community development projects or management activities. Those recognized included:

- **Allegheny County Housing Authority**
  Community Outreach – LIPH Informational Meetings

- **Allegheny County Housing Authority**
  Customer Services Initiative – Personal Security Question

- **Housing Authority of the County of Beaver**
  New Construction – New Brighton Townhomes

- **Housing Authority of the City of Erie**
  Resident Services – Section 8 Family Self-Sufficiency Program

- **Mercer County Housing Authority**
  Resident Activities Committee – Frank Fay Terrace
  “Excellence in Resident Services”

- **Philadelphia Housing Authority**
  LEED Gold Energy Efficient and Eco-Friendly Design – Norris Apartments

PAHRA honors a Person of the Year annually by recognizing an individual who has made a significant impact through their contributions to the field of housing, redevelopment or community development.

The 2013 award was presented to Raymond Bender, the retiring Executive Director of the Redevelopment Authority of the County of Lebanon. Ray has been a fixture in the housing and urban renewal business locally, regionally and nationally for 43 years! His commitment and enthusiasm for this industry is unrivaled, and has earned him numerous honors throughout the years including: PA DCED Riley Stoy Memorial Award for Outstanding CDBG Administrator; several NAHRO Awards of Merit; and Cornwall Borough Planning Commission Award of Appreciation for 30 years of service. Ray’s leadership is exemplified by his roles as a PAHRA Executive Board Member and Co-Chair of the PAHRA Legislative Committee; NAHRO Board of Directors; former MARC NAHRO Regional President; past President of the Central PA Chapter of NAHRO; and Chairman of NAHRO’s Housing America Campaign since 2007. Congratulations to Ray on his exemplary service and on his upcoming retirement.

PAHRA’s Lifetime Achievement Award was presented to Thomas Ruddy, a very active PAHRA leader who has served the membership in many forms since 1979, including a term as President from 1992-1994. He was also a past President of the Eastern PA Association of Housing Authorities from 1985-1987. Tom served as Executive Director of Carbondale Housing Authority for 34 years until his retirement. Tom’s many exemplary accomplishments during his tenure at the authority will continue to benefit Carbondale residents well into the future. His commitment to the housing industry is further evidenced by his involvement with the Housing & Redevelopment Insurance Exchange (HARIE). In the early 1980’s the insurance industry claimed that housing authorities were a bad risk and consequently increased premiums to our agencies by 200%-300%. Tom was instrumental in joining with other housing directors to form HARIE to help housing authorities meet their obligations and make sure that insurance would always be available to them. Tom served as HARIE Vice-President from 1986-2000, as President from 2000-2012, and he currently serves as Special Counsel to the HARIE Board of Directors. PAHRA recognizes Tom not only for his long and dedicated service, but also for sharing his outstanding (and sometimes offbeat) sense of humor! Tom chose the Wounded Warriors to receive PAHRA’s charitable contribution on his behalf as recipient of the Lifetime Achievement Award.

The PAHRA 2013 Advocate of the Year award was presented to Elizabeth Hersh, Executive Director of the Housing Alliance of Pennsylvania. Liz works tirelessly to find solutions to homelessness and neighborhood blight, and to ensure quality affordable housing for all Pennsylvanians, especially our most vulnerable citizens, the very people whom our agencies serve. She has been active in building coalitions of people, organizations and government officials to achieve these objectives. Liz has been instrumental in setting up meetings with elected officials and their staff both in district offices and in D.C., and assisting PAHRA members in reaching out to their representatives. In addition to coordinating a joint media campaign on the effects of sequestration, Liz has promoted other joint efforts with PAHRA such as training on the new land bank law and the Marcellus Shale Housing Crisis meeting. As a committed and passionate advocate for housing and community development, Liz is certainly a deserving recipient of this award.
# 2014 LEGISLATIVE CONFERENCE - "Tell Your Story"

**Conference Schedule (as of December 1, 2013)**

The PAHRA website will provide updated information on training sessions, speakers, events and other conference news.

## Sunday, February 9, 2014

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<th>Time</th>
<th>Event</th>
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<tr>
<td>4:00 p.m. – 6:00 p.m.</td>
<td>PAHRA Committee Meetings</td>
</tr>
<tr>
<td>4:00 p.m. – 7:00 p.m.</td>
<td>Early Registration</td>
</tr>
<tr>
<td>6:00 p.m. – 8:00 p.m.</td>
<td>Board Meeting</td>
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<tr>
<td>8:00 p.m. - 11:00 p.m.</td>
<td>Evening Hospitality and Networking Event</td>
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## Monday, February 10, 2014

### Key Events

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<tr>
<th>Time</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>8:00 a.m. – 1:45 p.m.</td>
<td>Registration</td>
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</tbody>
</table>
| 8:00 a.m. – 9:20 a.m.| Conference Opening and Plenary Session – What’s Happening Inside the Beltway?  
U.S. Representative Charlie Dent (invited)  
Saul Ramirez, Chief Executive Officer, NAHRO  
Tim Kaiser, Executive Director, PHADA |
| 9:35 a.m. – 12:00 Noon| Concurrent Educational Sessions                             |
| 12:15 p.m. – 1:30 p.m.| Delegates Luncheon                                         |
| 1:45 p.m. – 2:55 p.m.| Concurrent Educational Sessions                             |
| 8:00 p.m. – Midnight| Evening Hospitality and Networking Event                   |

### Monday Educational Sessions

**Full-day Legal Workshop**

- Dig into your personnel policy with Michael Miller, Esq. of Eckert, Seamans, Cherin & Mellot, LLC
- Attorney Miller identifies the top ten mistakes employers make and how to fix them
- Attorney Michael Syme convenes a panel of employment law experts for advice on how to avoid HR pitfalls

**Full-day Financial Training for Non-Financial Personnel**

- Jack Blosky, CPA of Blosky Associates will immerse property managers, maintenance supervisors and other non-financial staff into the world of budgeting, capital planning and asset management at the AMP level

**Roundtable Discussions with D.C. Housing Industry Insiders**

- Saul Ramirez, Chief Executive Officer, NAHRO
- Tim Kaiser, Executive Director, PHADA

**Presenting HUD’s Perspective**

- HUD Regional Administrator Jane C.W. Vincent will share her insights on the future of HUD programs, followed by more in-depth training on today’s hot topics presented by HUD Regional Office personnel
- Dennis Bellingtger, Director, Office of Public Housing, Philadelphia Field Office and Brian Schlosnagle, Engineer will provide training on the new Capital Fund Program rule

**Relevant Sessions Relating to**

- Conservatorship – Join Perry O’Malley and Ken Pick to discuss this unique method of eliminating blighted properties
- Acquisition and redevelopment of scattered sites, vacant property, tax sales and sheriff sales

**One Person’s Blight is Another Person’s Home**

- Dealing with neighborhood advocacy groups
- Getting community buy-in
### Tuesday, February 11, 2014

#### Key Events

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>8:00 a.m. – 1:45 p.m.</td>
<td>Registration</td>
</tr>
<tr>
<td>8:00 a.m. – 9:20 a.m</td>
<td>Plenary Session – State Legislative Update from Capitol Insiders</td>
</tr>
<tr>
<td>9:35 a.m. – 12:00 Noon</td>
<td>Concurrent Educational Sessions</td>
</tr>
<tr>
<td>12:00 noon – 1:15 p.m.</td>
<td>Lunch - On Your Own</td>
</tr>
<tr>
<td>1:15 p.m. – 2:25 p.m.</td>
<td>Concurrent Educational Sessions</td>
</tr>
<tr>
<td>3:00 p.m. – 4:00 p.m.</td>
<td>“Tell Your Story” Media Event at Capitol Building – in partnership with the Housing Alliance of Pennsylvania</td>
</tr>
<tr>
<td>5:00 p.m. – 6:30 p.m.</td>
<td>Legislative Reception – Invite Your Elected Officials</td>
</tr>
<tr>
<td>8:00 p.m. – 11:00 p.m.</td>
<td>Evening Hospitality and Networking Event</td>
</tr>
</tbody>
</table>

#### Tuesday Educational Sessions

**Is RAD Right for Your Agency?**
- This full-day workshop will help you decide, and offer guidance from application through conversion.
- Featured speakers include:
  - Will Lavy, RAD Policy Advisor, HUD Headquarters
  - Macy Kisilinsky, V.P., Senior Originator, PNC
  - Michael Syme, Attorney-at-Law, Cohen & Grigsby
  - Al Gentry, Cornerstone Development, LLC

**Learn How to “Tell Your Story”**
- Building positive relationships with the media – yes, it is possible
- Crisis communications

**Comprehensive Fair Housing Training is Essential for Everyone**
- You can never do too much to further fair housing and help eliminate discrimination
- Chris Gulotta, Principal, The Gulotta Group, presents the latest regulations and compliance methods

**How to Survive a HUD Audit**
- Former HUD Pittsburgh Field Office, Office of Public Housing Director Jim Cassidy has been invited to provide pointers on surviving the audit process

**Sequestration – How Will It Affect Your PHAS Score?**
- Claire Russ, BDO PHA Finance, will present an insightful analysis of FASS and MASS scoring standards and examine strategies to increase scores while protecting reserves despite the impact of sequestration

**PA DCED HOME Program Guidelines**
- Mike Carpenter, Economic Development Consultant – PA HOME Manager, will provide a summary of the HOME program guidelines, the final HOME rule, and application submission requirements

**State Civil Service Commission**
- PAHRA Civil Service Committee Chair Cheryl Johns will coordinate this annual Civil Service training seminar with Marie Thau, Chief, Division of Policy Assistance & Audits, and her staff

### Wednesday, February 12, 2014

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:30 a.m. – 10:00 a.m.</td>
<td>Closing Breakfast with Pennsylvania Governor Tom Corbett (invited)</td>
</tr>
</tbody>
</table>

*(See registration form on page 20.)*
Hotel Reservations

Please contact the hotel directly for room reservations:

Harrisburg Hilton & Towers
One North Second Street, Harrisburg, PA
1-717-233-6000 or 1-800-HILTONS

Room Rate: $131 / night (breakfast not included)
Group Name: PAHRA 2014 Harrisburg Conference

Or book online on PAHRA’s personalized web page:
www.hilton.com/en/hi/groups/personalized/M/MD
THHHF-HRA14-20140209/index.jhtml?WT.mc_id=POG

Reserve by January 10, 2014 to receive PAHRA rate.

Cancellation Policy:
Cancellation requests must be made in writing and postmarked by January 25, 2014 for a full refund. No refunds will be made after that date. This policy also applies to registrations transmitted electronically or mailed without a check.

Hotel cancellations are under the policy of the Harrisburg Hilton & Towers. PAHRA is not responsible for the reimbursement of any hotel fees.

Registration Fees

PAHRA Member Bonus – Register 2, Get 3rd at 50%

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Includes admission to all daily sessions, events, refreshment breaks, Delegates Luncheon, Legislative Reception and all conference materials
Members: $280 / Non-Members: $315
Spouse or Guest Package: $125

Daily Sessions
Includes admission to one full day of sessions, events, refreshment breaks and conference materials
Members: $140 day / Non-Members: $170 day

Legislative Reception Only
(Tuesday, February 11)
Members / Non-Members / Spouse or Guest: $70

Spouse/Guest Package
Includes admission to daily refreshment breaks, evening events, and Legislative Reception
Spouse or Guest: $125

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Unemployment Insurance Integrity

Submitted by Debbie Gross,
U•COMP Member Service Representative

Unemployment rates have doubled what has been considered historically normal rates. Benefit payments have increased dramatically and, as a result, much attention has been placed on the integrity of the unemployment insurance system with detail on reserves. This is referred to as the integrity of the unemployment system.

In order to improve the integrity of the unemployment insurance system, a new federal mandate has been developed. It addresses the timeliness and accuracy of employer responses to state requests. The mandate requires state unemployment agencies to prohibit relieving employers of benefit charges when:

1. Unemployment benefits were not paid properly due to the employer or their agent failing to respond in a timely manner or in an adequate manner to information required that relates to the claim.
2. The employer or their agent has a pattern of failing to respond to claim requests for information in a timely or adequate manner.

Timely responses have been interpreted as seven to ten days by most states. The definition of an “adequate” response is considered to be a level of detail that provides for a successful appeal.

A Pattern of Failure has been defined as two or more instances or two percent or more (whichever is greater) of claims not responded to in the previous year.

While some states are instituting a per claim fee for failure to respond to a Labor and Industry request on a claim, the new legislation requires states to disallow relief from charges resulting from an employer’s failure to respond to Labor and Industry requests for claim information. In the past employers were able to choose between responding or not responding to requests for information. In the future, employers will be required to respond to all claims in order to avoid financial consequences.

Adherence to the above guidelines will ensure less financial exposure for employers.
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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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A Service Program of the Pennsylvania Municipal League
Submitted by John Bohm, Director of Congressional Relations, National Association of Housing & Redevelopment Organizations

As negotiations over the federal budget, deficit and debt continue in Washington, D.C., NAHRO submits this article in an attempt to provide an update on where things stand and some insight on possible future scenarios based on the Continuing Resolution as well as the failed FY 2014 T-HUD appropriations bills.

Background

The current budget situation was created by a complex series of legislation including the Budget Control Act (BCA) that resulted from the debt limit crisis in 2011 and required equal spending reductions for defense and non-defense programs for 10 years, the American Taxpayer Relief Act that altered the sequester and preserved tax rates for all but the wealthiest Americans in 2012, and the Continuing Appropriations Act of 2014, the recent legislation that raised the debt ceiling until February 7, funded the government through a Continuing Resolution (CR) at post-sequestration FY 2013 levels until January 15, and required the House and Senate to pass a joint budget resolution by December 13. Unlike the across-the-board cuts imposed by the sequester in 2013, for each subsequent year the BCA reduces spending through a cap on the total appropriations. In other words, under current law, so long as the Congress doesn’t exceed the $967 billion cap that was set for 2014, no cuts would be needed. However, the CR’s $986 billion total spending level exceeds the $967 billion cap for FY 2014, but the nearly $20 billion difference falls almost entirely on the defense side of the ledger. This is because the American Taxpayer Relief Act of 2012 amended the BCA for 2013 for defense accounts, which were spared about $19 billion of the $55 billion in cuts that were supposed to be implemented as part of the sequester cuts for 2013, while non-defense accounts were subjected to the full sequestration cut. As a result, the 2013 post-sequestration funding levels for non-defense programs, including housing and community development accounts, have already been cut to fit under the FY 2014 cap. As a result, if no additional changes are made to the BCA and no anomalies in individual program funding levels are included in the final appropriations bill, PHAs’ aggregated funding levels in dollars (not in terms of pro-ration percentages) would be roughly the same as they were in FY 2013. However, individual PHAs’ funding levels would increase or decrease as a result of subsidy eligibility based on total voucher HAP expenses in CY 2013 or public housing occupancy levels.

As Congress works to define the framework of a long-term deal and fund the federal government through the end of FY 2014, it is possible that additional changes will be made to the BCA. This analysis assumes a continuation of current law, including with respect to sequestration, and analyzes scenarios based on the intentions of the House and Senate in their earlier failed attempts to pass FY 2014 bills as well as the potential of a full year continuing resolution. For this reason, PHAs should be cautious about using the pro-ration estimates for budgeting purposes in FY 2014, as there is a high probability that contextual factors will change.

Public Housing Operating Fund

In the case of the Public Housing Operating Fund, both the failed House and Senate bills signaled their recognition of the inadequacy of the FY 2013 appropriation, increasing the appropriation to $4.262 (83 percent proration) and $4.6 billion (90 percent proration) respectively. Carrying forward the current funding level through a CR would result in a 79 percent proration, a decrease from the 82 percent made available in FY 2013, as a result of increased subsidy eligibility.

Capital Fund

The outlook for the Capital Fund in FY 2014 remains murky. Though a CR would provide level funding at $1.78 billion, it is unclear what the Congress would do in the case of an appropriations bill. The failed House FY 2014 bill would have further reduced the Capital Fund to $1.5 billion, by far the lowest funding level in the history of the program, while the failed Senate bill would have provided an increase to $2 billion. Under these circumstances, since the House and Senate sought to reduce/increase the account by roughly the same amount, it seems likely that the final outcome could result in level funding, a compromise position. Like other block grant programs, no Capital Fund awards will be distributed until a final FY 2014 appropriations act is passed.

Section 8 Voucher Program

Ongoing Administrative Fees

For FY 2013, the administrative fee account was funded at $1.296 billion, resulting in an estimated proration of 68 percent. For FY 2014, the stalled House and Senate bills proposed increasing the appropriation to $1.35 billion (69 percent proration) and $1.67 billion (85 percent proration) respectively. While the impacts of a reduction in families served during CY 2013 is factored into these calculations, no assumptions were included regarding further reductions in 2014. NAHRO’s current estimates are:
• FY 2014 CR at $1.296 billion: 67% proration
• FY 2014 appropriation equal to H.R. 2610 ($1.350 billion): 69% proration
• FY 2014 appropriation equal to S. 1243 ($1.670 billion): 85% proration
• FY 2014 appropriation equal to HUD budget ($1.635 billion) 83% proration.

Section 8 Voucher Program Housing Assistance Payments (HAP)

The Senate bill would provide $17.6 billion in direct funding for HAP renewals (equivalent to a 101 percent proration) compared with $17 billion in the House bill (98 percent proration) and $17.968 billion (103 percent proration) in direct appropriations requested by HUD’s FY 2014 budget. By comparison, base voucher HAP renewals were funded at $16.349 billion under sequestration in FY 2013, yielding an estimated 94 percent proration, the lowest in the 37-year history of the program. As a result, approximately 45,000 fewer households were served in CY 2013.

Myriad factors affect the HAP proration percentage, including each PHA’s voucher leasing and HAP expenditures based on each PHA’s directly funded HAP, Net Restricted Assets and HUD-held HAP Reserves, HAP set-aside awards, attrition, HUD’s annual inflation factors for each PHA, leasing of incremental vouchers where applicable, etc. These estimates are based on June 2013 Voucher Management System (VMS) data (the most recent available), and do not account for variation in per-voucher HAP costs and leasing trends for the July to December 2013 period, which will be governed largely by total HAP-related funding but also affected by a number of other market factors that are difficult to model with precision.

The proration for FY 2014 is determined by dividing the appropriations level by the sum of all PHAs’ eligibility for FY 2014, which is generally based on previous year expenditures not to exceed 100 percent of authorized adjusted baseline Annual Contributions Contract (ACC) vouchers for non-MTW PHAs and according to MTW PHAs’ contract funding agreements with HUD. If the Congress uses the standard rebenchmarking formula for FY 2014, HAP eligibility nationwide will decrease as a result of the reduction in the total number of voucher-assisted households and the total amount of HAP expended in CY 2013. Consequentially, level funding for the account would result in an increased HAP proration for FY 2014 due to the decreases in eligibility. It is also important to note that while NAHRO’s estimated prorations account for the reduction of voucher-assisted households in CY 2013, no adjustments for potential further reductions in FY 2014 are included.

NAHRO’s proration percentage estimates are based entirely on proposed HAP funding levels that would be directly appropriated. These proration figures exclude any indirect funding or savings relating to: 1) any proposed offsets of “excess” HAP Reserves; 2) any proposed HAP set-aside funds; and 3) any proposed “cost-saving” measures. NAHRO’s current proration percentage estimates include:

• Final FY 2013 enacted level at $16.350 billion under sequestration continued in FY 2014 under CR: 94% proration
• FY 2014 appropriation equal to H.R. 2610 ($17.0 billion): 98% proration
• FY 2014 appropriation equal to S. 1243 ($17.6 billion): 101% proration
• FY 2014 appropriation equal to HUD budget ($18.0 billion): 103% proration

Questions? Please contact Tamar Greenspan at tgreenspan@nahro.org and/or Jonathan Zimmerman at jzimmerman@nahro.org.
HOW CAN HOUSING AND REDEVELOPMENT AUTHORITIES TAKE CHARGE OF ENERGY COSTS WHEN EVERY DOLLAR COUNTS?

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When Chrislynn Energy Services (CES) began working with deregulated energy in 1996 there were a handful of suppliers helping large energy users. Today there are hundreds, and not all are looking out for your best interest.

Like many of you, we also receive numerous phone calls, emails, letters and door to door solicitations from salespeople and so called energy companies offering lower prices, rebates, refunds, gift cards, etc. Just last week the fellow who delivers my pizza was knocking on my door selling energy. I listened to his pitch, asked a few questions that he could not answer and politely informed him that I have been in the business for 18 years and have a supplier and a good price.

Most of these offers are from out of state or out of the country firms and are not from quality suppliers. Many are out right scams and multi-level marketing schemes that “sell” distributorships to those looking for work. Those who buy distribution rights are then asked to find others to buy the rights to sell energy. The bottom line for these companies is to collect distributor fees, not sell energy!

Another scam is to call your office and ask whoever answers the phone if they want to save money on their gas or electric accounts? Of course the answer is yes! What happens next is the problem. These callers record the call and use the recording to switch or “slam” your account to another supplier. They don’t ask if the person on the phone is authorized to approve a contract or if you are currently under contract. Breaking a contract often results in large penalties from current suppliers for early termination. This type of ‘slamming’ recently happened to both Somerset HA and to the Johnstown HA. Fortunately, Chrislynn Energy Services was notified and CES was able to reverse this and remove any penalties.

Some of these energy suppliers offer low “teaser” rates to begin with. These rates change month to month and we have seen customers start out paying 5 cents per kWh and in a few months they are paying 13 cents or more. These suppliers often ask for automatic payments and customers have money taken from accounts before they get a bill or know the price. One of these victims was a distressed local community under act 47. CES was able to help them replace this supplier with a legitimate supplier.

If you are considering switching to a supplier look them up online and see if there are any complaints. Make sure you understand what the offer is and what is and what isn’t included in your price. Many suppliers offer numbers that don’t include all the taxes, fees, and charges. The price may look good..but when you get the bill it’s much higher because of extra costs they neglected to tell you about.

Feel free to call Chrislynn Energy with any questions you may have and to review and discuss prices, offers and options as the energy markets are constantly changing.

Take care and enjoy the holidays!

Tony DeFilippo
Chrislynn Energy Services, Inc.
tony@chrislynnenergy.com
www.chrislynnenergy.com
301 Appleridge Court
Gibsonia, PA 15044
412 431-1553
Success for Tenmast’s Online Training Portal

*Online training triumphs as efficient and exciting way for users to learn about their software.*

With government budget cuts slashing into subsidized housing funds, resources for continued education are limited. Tenmast Software, a leader in subsidized housing software systems, has a resolution for their users, with the launch of an online learning portal – Tenmast University.

Since the launch in April 2013, over 1600 users have been enrolled into the system. Actively participating and completing courses daily, enrollees are improving the way they use their software and gaining a stronger understanding of housing processes and how the software works.

A structured learning process based on the tiered levels of school (freshman, sophomore, junior, senior), Tenmast University’s incorporated training methods include online video tutorials, computer-based training (CBT), and webinars. Trainings are accompanied by corresponding learning assessments for each lesson/course. TU Students (aka Tenmast Users) access all training information, as well as track their individual training progress, by logging into their user account on the Tenmast University portal. This is accessible from any computer!

With nearly 30 years of Housing Software experience, Tenmast has come to understand the importance of proper training in this complex industry. Data shows that even well-meaning and capable untrained staff consume over 50% more time on a particular agency task as compared to someone who has received recent training on the system they are working with. With Tenmast University, it’s easy to keep up with industry/system changes, and new clients are up-to-speed quickly.

Housing organizations have seen amazing results with the launch of Tenmast University. The portal will continuously be updated as the housing industry and software change. This allows changes to be at the fingertips of each user in a more effective and efficient manner.

---

Happy Holidays

from PAHRA Board of Directors and Secretariat Staff
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
For the last year, the U.S. Department of Housing and Urban Development (“HUD”) has been traveling the country selling its newest program, the Rental Assistance Demonstration (“RAD”) program. As the sales pitch goes, RAD is a panacea for housing authorities. It removes regulation, balances budgets and provides for the revitalization of public housing with no risk to the housing authorities and no cost to HUD. In other words, RAD is a risk-free solution to all that ails a housing authority and with no side effects!

The truth, as it exists behind any sales pitch, is somewhat more complicated. RAD is a positive step from HUD to assist housing authorities in an era of ever shrinking subsidies. In its most recent iteration, RAD provides a plethora of positives granting housing authorities tremendous flexibility. Congress has authorized up to 60,000 units to be converted from public housing units under RAD. HUD is working to increase this authorization due to the positive response received thus far. In fact, 72,000 units have applied for RAD and HUD is currently oversubscribed.

As currently configured, a housing authority can complete a very simple and straightforward application to convert public housing units into RAD units. In order to score well on the application, a housing authority will have to show that it intends to rehabilitate and/or redevelop those units. The units can be standalone annual contributions contract (“ACC”) units or part of a mixed-finance redevelopment.

Once the application is accepted by HUD, it will provide the housing authority with a Commitment to enter a Housing Assistance Payment (“CHAP”). The CHAP will set forth the dates upon which the housing authority must comply with the RAD regulations in order to proceed with the conversion.

The conversion itself will allow a housing authority to convert public housing units into either project-based rental assistance (“PBRA”) units or project-based voucher (“PBV”) units. In the current funding round, contract rent payments will be set at fiscal year 2012 subsidy levels pre-allocation adjustment. HUD has been granted extensive waiver authority, which it is exercising judiciously in an effort to facilitate this conversion. Moreover, a housing authority is able to convert a single project, a portion of a project, a multi-phase project or its entire portfolio of public housing units.

Housing authorities choosing to look for a portfolio award must submit an application for at least 50% of the projects proposed for conversion. The housing authority then has another year to submit the remaining applications. The award letter will lock in the applicable contract rent for the entire portfolio. If a housing authority is looking for a multi-phase award that is less than an entire portfolio, it must apply for the first phase with a plan for subsequent phases. The multi-phase award letter will lock in the contract rent for the entire project. Each phase application will get its own CHAP from HUD.

The contract rents under RAD will not be standard PBV or PBRA contracts. As stated previously, the idea behind RAD is that there is no additional funding. Accordingly, the initial housing assistance payment (“HAP”) contract will be set by adding the operating subsidy and capital funding at the amp level for the particular development. The sum of those amounts will become the HAP payment. Thus, if a housing authority is currently receiving an operating fund payment of $300 per unit per month and a capital fund payment of $100 per unit per month, its new HAP will be $400 per unit per month. The contract rents will be adjusted annually by the operating cost adjustment factor to account for any changes in costs.

Because RAD units are converted public housing units, certain public housing funds are available. Replacement housing factor funds can be repurposed to augment RAD contract rents. Similarly, unobligated capital funds and public housing reserves can also be used for RAD units.

Once the units are converted, they will no longer be subject to a declaration of trust. Instead, the units will be PBV/PBRA-like units. This will permit housing authorities to obtain 4% tax credits utilizing an allocation of bond volume cap; the debt can be repaid from cash flow because the funds received from HUD will no longer be considered operating funds but, instead, treated as fungible Section 8 payments. These funds can be used to create positive cash flow, to repay a general or limited partnership and/or to pay down debt. Additionally, the RAD funds can be utilized across more than one project. Thus, those projects that require more assistance can be subsidized by those that require less.

Not everything RAD is rosy. As stated previously, Congress provided no new funding for RAD. Accordingly,
RAD units should be seen as public housing conversion units and not as true PBV or PBRA units. With no new funding authorized, housing authorities will only receive the amount they were previously receiving under the public housing program. That money may be re-characterized as PBV or PBRA, but the RAD units are still funded through Section 9 of the Housing Act of 1937, as amended, not Section 8. Moreover, in the first year following conversion, any increased payment attributed to RAD units will reduce the ACC payments to the remaining units in the housing authority’s portfolio. After the first year, this will not be the case.

Moreover, RAD provides existing residents with a right to return. This right to return is absolute. In fact, returning residents cannot be rescreened.

RAD also comes with a choice mobility requirement. Simply put, residents moving into a converted development must be permitted to move after 24 months with portable vouchers. RAD is a site based program and does not provide portable vouchers. A housing authority must either provide vouchers from its inventory or obtain them from another housing authority. All a housing authority can do is limit choice mobility moves to 15% a year. If the housing authority has a waiting list for its portable vouchers, then RAD residents electing choice mobility will move to the top of the list – displacing those already there.

The RAD program is a positive step forward for HUD. The program, while not without its warts, is one of the better initiatives to come out of HUD in years. As HUD works with housing authorities to implement RAD, the program should continue to improve.

Michael H. Syme, Attorney-at-Law, is Head of the Affordable Housing Group at Cohen & Grigsby, PC, as well as the firm’s Vice-President of Finance and Treasurer.
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Our Spring Expo offers a compact, one and one-half day format which offers 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 Monday, June 9, there will be a “Lunch with the Exhibitors”, which includes time for in-booth product demonstrations, as well as a Pizza & Beer Party in the exhibit hall that evening. Exhibitors are also invited to the hospitality events held each evening for additional networking opportunities. And perhaps, you will decide to stay after the Expo closes to participate in the annual PAHRA Scholarship Golf Outing on Tuesday afternoon, followed by a conference-wide barbeque.

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

EXHIBIT & AD DETAILS

Each exhibitor receives a FREE, full-page ad in the conference program. Ad copy is due Thursday, May 1, 2014. Ad specs: 4.75” wide x 7.625” high, vertical orientation. Preferred format is a high quality PDF file.

<table>
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<th>Booth reservations due:</th>
<th>Booth setup:</th>
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<tr>
<td>Thursday, May 1, 2014</td>
<td>Sunday, June 8, 5 p.m. - 10 p.m.</td>
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<th>Exhibit opens:</th>
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<tbody>
<tr>
<td>Monday, June 9, 8 a.m.</td>
<td>Thursday, June 10, 12:30 p.m.</td>
</tr>
<tr>
<td>Exhibitor’s Prize Drawings held 10:45 a.m. - 11:15 a.m.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<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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</table>

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.

www.pahra.org | 33
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 $300 for 2014 annual dues.
  Affiliate dues include subscription to the PAHRA Monitor (published three times per year); discounts on conference attendance, advertising and display booths; listing in the annual membership directory; and a copy of the annual directory.

PAHRA Scholarship Fund Golf Outing

□ Please send me more information on the annual golf outing at the Hershey Country Club – East Course on Tuesday, June 10, 2014 at 1:30 p.m.

Return this completed form with your payment to:
Pennsylvania Association of Housing and Redevelopment Agencies
P.O. Box J
New Florence, PA 15944

For questions, contact Kelly Hicks at 724-676-4446 or toll free at 855-70-PAHRA or e-mail kelly@pahra.org.
Erie Housing Authority Celebrates 75th

As the sun set over Lake Erie, the Erie Housing Authority culminated a year of special events with a gala 75th anniversary celebration at the Erie Bayfront Convention Center with approximately 500 people in attendance.

Master of Ceremonies John Horan, Executive Director of the housing authority, spoke eloquently of the agency’s history. He stated that the road out of poverty is a process. It is not quick or easy. The key ingredients are education, training and opportunity, all of which the Erie Housing Authority strives to provide to its residents along with a warm and comfortable home.

Colonel Doris Tate Johnson reflected on her past experience as a public housing resident, and how she was able to overcome economic, ethnic and gender challenges, transforming from a 16-year old high school dropout single mother, rising to the rank of Colonel with the U.S. Army where she retired in 2009 after a distinguished 28-year career.

Dr. Jay Badams spoke of the importance of safe and affordable housing in providing stability for children, thereby enabling them to focus on their education and social development.

The Erie Housing Authority provides affordable housing to more than 3,000 households annually. It is one of the oldest housing authorities in the United States. More than one-third of the agency’s 66 employees were residents of public housing when their employment began. As such, they understand firsthand the struggle to achieve self-sufficiency.

PAHRA congratulates Mr. Horan, the housing authority Board and staff on this accomplishment.
PAHRA members support higher education

Each year PAHRA awards four scholarship awards to deserving residents of low-income housing or a redevelopment area who wish to continue their education. The purpose of the scholarship program is to encourage higher education, develop self-sufficiency and increase self-esteem among these residents.

The National Institute for Higher Education reports that all of society benefits when people obtain post-secondary education. Higher education produces broad-reaching economic advantages. Not only do graduates pay more taxes on typically higher incomes, but they also tend to have better health, rely less on government social programs, are less likely to be incarcerated, have less illegitimate births, obtain greater outcomes for their children thus breaking the cycle of poverty, and they gain an overall improved quality of life.

The winners of the 26th annual scholarship awards are as follows:

**Paul G. Pecharko Adult Scholarship Category**

1st Place $2,000 Award - Ms. Tashana McKinney from Luzerne County Housing Authority. Ms. McKinney is currently enrolled at Luzerne County Community College majoring in Early Childhood Education.

2nd Place $1,000 Award – Ms. Giovanni Ware from Dauphin County Housing Authority. Ms. Ware is currently enrolled at Penn State University in Middletown majoring in Public Policy.

**DeWitt Boozel Student Scholarship Category**

1st Place $2,000 Award – Ms. Kaylee Ide from Wyoming County Housing & Redevelopment Authorities. Ms. Ide is currently enrolled in Luzerne County Community College pursuing a degree as a Dental Assistant.

2nd Place $1,000 Award – Mr. Michael Blichar, Jr. from Carbon County Housing Authority. Mr. Blichar is currently enrolled in Lebanon Valley College majoring in Secondary education with a dual major in International Affairs.

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The PAHRA Scholarships are funded by the annual Scholarship Golf Outing held during our Spring Conference and Expo each year. We urge our members to support this worthy cause.

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Housing agencies, nonprofits, developers, lenders, owners, syndicators, investors and others rely on our experience with federal housing programs and related matters. Our lawyers are veterans of HUD, housing authorities, Fannie Mae, the IRS, state and local agencies, and Congressional committees.

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For more information about our services, please visit pnc.com
Home for the Holidays…
Not for Everyone

Last year, nearly 35,000 people in the state spent at least one night in a homeless shelter or in some kind of transitional housing program. That figure does not include those we cannot count who live on the street, under bridges, in parks or sleep in someone else’s house.

According to the recent People’s Emergency Center report, “Childhood Homelessness in Pennsylvania,” more than 9,000 Pennsylvania kids experienced homelessness last year. Given that this number does not include those living doubled-up with family and friends or on the streets, it is a very conservative estimate. Forty-six percent of all homeless children fall between the ages of 1 to 5. Research shows that chronic, unrelenting stress in infancy and early childhood can adversely affect early brain development — which can lead to lifelong problems in learning, behavior, and physical and mental health. In other words, children pay the price of early homelessness — and so do we as a society — throughout their lives.

The good news is that we know a lot more these days about what works. For example, “rapid rehousing” helps prevent long, disruptive shelter stays by helping people either stay in or return to their homes. Permanent supported housing couples services with rental assistance for those with mental illness. Housing authorities are a critical piece of the puzzle because of their role in helping those most in need. Transitional housing for families coupled with intensive therapeutic services can break the cycle for children. The low-income housing tax credit can help provide more homes within reach of extremely low-income people.

Since we know how to address homelessness, why do we still see so many people suffering? Quite simply, there are not enough resources to invest in proven solutions that work. State and federal budget cuts have undermined growth in the affordable market by eliminating proven, effective housing production programs and incentives that make it possible to provide dwelling units affordable to the low-income elderly and disabled people in the housing market.

We are at a critical juncture in the federal budget debate. Although the entire Housing and Urban Development budget represents just 3 percent of the total federal budget, it continues to be the focus of budget cuts.

If HUD were eliminated entirely, it would have nearly no impact on the federal deficit. In fact, the housing programs funded through HUD actually save taxpayers money.

For example, a 2010 study by University of Pennsylvania researchers, sponsored by Project HOME, found that permanent supportive housing costs less than alternatives: An inpatient hospital stay costs $1,300 per day; emergency room care visits, $230; detoxification, $215; prison, $91; emergency shelter, $34; and permanent supportive housing, $25.

Yet sequestration, if it is not repealed or replaced with a more rational, data-driven approach, will impose as much as 10 percent in cuts annually for a 10-year period on the already weakened housing systems and hurt the most vulnerable people. Sequestration does not distinguish between good and bad programs, effective or not.

So during this holiday season, as you reflect on being well-fed and having a warm, dry, safe place to come home to, we urge you to renew your commitment to ending homelessness and providing safe, secure and affordable housing by reminding our elected officials that the federal budget is a statement of our values as a society and we should invest in opportunity — a shot at a better life for those less fortunate — through our choices.

Liz Hersh is Executive Director of the Housing Alliance of Pennsylvania, and recipient of the 2013 PAHRA Advocate of the Year Award.
All is secure.

**Attorney In Fact for HARIE**

**Claims:**
213 Smith Street  
Dunmore, Pennsylvania 18512  
570.969.4074

**Claims:**
Gulf Tower/30th Floor  
707 Grant Street  
Pittsburgh, Pennsylvania 15219  
412.697.1380

**Underwriting:**
319 Chestnut Street  
Dunmore, Pennsylvania 18412  
570.961.5105

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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!

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