PAHRA expresses our sincere appreciation to our PAHRA Partners and Friends of PAHRA for your continued and generous support of our association, our members and our mission. Thank you!

**PLATINUM PARTNER**  
Housing & Redevelopment Insurance Exchange

**SILVER PARTNERS**  
Chrislynn Energy Services

**BRONZE PARTNERS**  
Cohen & Grigsby, P.C.

**FRIENDS OF PAHRA**  
Affordable Housing Accountants, Ltd.
Alway Safe Sidewalks
BDO PHA Finance
Duncan Financial Group
Excalibur Insurance Management Services
FireDEX Pittsburgh

Federal Home Loan Bank-Pittsburgh
Horizon Information Systems
Infradapt, LLC
Kidde-United Technologies
Pepper Hamilton LLP
Maher-Duessel
Mullin & Lonergan Associates, Inc.
P&G Brokers
Pennsylvania Affordable Housing Corporation
Roland Stock, LLC
The EADS Group, Inc.
Inside...

- 2016 Elections & Beyond – Maintaining the Momentum
- Bipartisan Budget Act – Effects on Mixed Finance
- Energy Prices – Where Do We Go From Here?
- To Pay or Not To Pay – The UC Solvency Fee
- PHADA’s Cost Neutral HCV Proposal
- Making Your Operation Cyber Safe
- Rumor of Operating Fund Offset
- Healthcare Insurance Captives
- The Smart Building Approach
The Housing and Redevelopment Insurance Exchange was born out of necessity and serves the purpose of providing low-cost insurance to housing and redevelopment agencies and other public entities in Pennsylvania such as municipalities and school districts. We partner exclusively with our clients to select the right lines of insurance to help them guard against damages and liabilities.

**OUR PRODUCTS:**
- Fire
- Auto
- Crime
- Worker's Compensation
- Directors and Officers
- General Liability
- Inland Marine
- Fidelity

Our membership benefits extend beyond superior insurance policies. Ask us how you can take advantage of all the benefits HARIE has to offer.

For more information, please contact HARIE today at 570.344.1152

A PROUD PLATINUM PARTNER OF

PAHRA
Pennsylvania Association of Housing & Redevelopment Agencies

SCRANTON | PITTSBURGH
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.

All submissions and inquiries should be sent to:
Kelly L. Hicks
Executive Director
PAHRA
PO Box J
New Florence, PA 15944
Phone: 724-676-4446 Toll Free: 855-70-PAHRA
kelly@pahra.org or kevin@pahra.org

Edited and published by:
PAHRA
Copyright 2016 Pennsylvania Association of Housing and Redevelopment Agencies
All rights reserved.
## BOARD OF DIRECTORS

### EXECUTIVE BOARD

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheryl Johns</td>
<td>President</td>
<td>Altoona Housing Authority</td>
</tr>
<tr>
<td>Senghor Manns, J.D.</td>
<td>First Vice-President</td>
<td>Harrisburg Housing Authority</td>
</tr>
<tr>
<td>Joseph Kohut</td>
<td>Second Vice-President</td>
<td>Wayne County Housing Authority</td>
</tr>
<tr>
<td>Dusti Dennis</td>
<td>Secretary</td>
<td>McKean County Redevelopment &amp; Housing Authority</td>
</tr>
<tr>
<td>Stephen Bucklew</td>
<td>Treasurer</td>
<td>McKeesport Housing Authority</td>
</tr>
<tr>
<td>Kelley Cevette</td>
<td>Executive Board Member</td>
<td>Tioga/Bradford County Housing &amp; Redevelopment Authorities</td>
</tr>
<tr>
<td>Daniel Farrell</td>
<td>Executive Board Member</td>
<td>Allentown Housing Authority</td>
</tr>
</tbody>
</table>

### BOARD MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven Fischer</td>
<td>Executive Director</td>
<td>Chester Housing Authority</td>
</tr>
<tr>
<td>John Jennings</td>
<td>Executive Director</td>
<td>Wyoming County Housing &amp; Redevelopment Authorities</td>
</tr>
<tr>
<td>Daniel J. Kanuch</td>
<td>Executive Director</td>
<td>Johnstown Housing Authority</td>
</tr>
<tr>
<td>William Lisak</td>
<td>Executive Director</td>
<td>Housing Authority of the City of Pittston</td>
</tr>
<tr>
<td>Denise G. Miller</td>
<td>Executive Director</td>
<td>Snyder County Housing Authority</td>
</tr>
<tr>
<td>Kenneth Pick</td>
<td>Executive Director</td>
<td>Berks County Redevelopment Authority</td>
</tr>
<tr>
<td>Martha Robbins</td>
<td>Executive Director</td>
<td>Redevelopment Authority of the County of Monroe</td>
</tr>
<tr>
<td>Mark Yauger</td>
<td>Executive Director</td>
<td>Fayette County Housing Authority</td>
</tr>
<tr>
<td>Frank Aggazio</td>
<td>Immediate Past President</td>
<td>Allegheny County Housing Authority</td>
</tr>
<tr>
<td>Alex P. Kline, CFP</td>
<td>Ex Officio Member</td>
<td>Duncan Financial Group</td>
</tr>
</tbody>
</table>

**Alex P. Kline, CFP**

Ex Officio Member

Senior Vice-President, Duncan Financial Group
Spring is in the air and the PAHRA Board of Directors looks forward to seeing you at our Spring Conference in Hershey on June 21st – 24th. I hope that you will find both the sessions and the vendors informative and interesting in a way that meets your needs both individually and as an agency.

The Professional Development committee has been working diligently to put together yet another excellent agenda for the upcoming Spring Conference. This year marks PAHRA’s 60th Anniversary and we are still committed to providing a channel for the frequent exchange of experience with operating problems in the fields of housing and community development functions.

Throughout the year, HUD has published various “interim” and “final” regulations on the governance of how we operate a housing authority. Through the various educational sessions scheduled, I hope that the content of those trainings will answer your questions regarding the operating and regulatory changes.

At the annual country barbeque on June 23rd, winners of PAHRA’s 29th annual Scholarship Awards will be announced. Those individuals will be invited to attend the event and we look forward to hearing their stories about their journey to achieve their dreams through higher education.

The PAHRA Spring Conference and Expo provides the membership with the opportunity to interact with the exhibitors, learning about their products and services that benefit our agencies. PAHRA appreciates their support as exhibitors, industry partners and strong advocates of the PAHRA mission.

With 2016 being a Presidential election year, one of my favorite quotes from John F. Kennedy came to mind. “Let us not seek the Republican answer or the Democratic answer, but the right answer. Let us not seek to fix the blame for the past. Let us accept our own responsibility for the future.”

I look forward to seeing you in Hershey.

Cheryl Johns, PAHRA President
Supporting community development

Paseo Verde in Philadelphia was funded in part with Low-Income Housing Tax Credits from PHFA.
TACKLING THE TOUGH ISSUES...TOGETHER

As professionals in the housing, redevelopment and community development industry, we can frequently feel as if we need a full suit of armor to tackle the tough issues that come our way on a daily basis. Being fiscally responsible and prudent in the expenditure of tax payer dollars can be a daunting task. Being morally responsible and fair in the provision of a fundamental human need – housing – can be difficult when required to comply with rules and regulations or policies and procedures that often defy logic or disincentivize our residents to be independent and self-sufficient.

Yet, despite such negativity or NIMBYism we strap on our imaginary breastplate, prepare for battle and put forth our best efforts to improve the lives or communities of those we serve. We educate and we advocate for:

- sufficient funding rather than unfunded mandates
- streamlined procedures rather than complicated, complex policies
- operational and reporting efficiencies rather than administrative burdens
- less intrusive and more inclusive, less costly and more affordable ways to provide our services

Although there are small victories to be celebrated such as:

- improved funding levels in the FY 2016 Omnibus
- implementation of both State and National Housing Trust Funds
- approval of triennial recertifications
- expansion of the Moving to Work (MTW) program
- permanency of the 9% Low Income Housing Tax Credit (still work to do for the 4%)
- adoption of the Housing Opportunities through Modernization Act (HOTMA, HR 3700)

There are always remaining battles to be fought including:

- increasing 302(b) THUD funding allocations to the highest possible levels for FY 2017
- passage of SHARP (Small Housing Authority Reform Proposal) legislation
- estimated Public Housing Operating Fund proration at 86% - 87%
- Housing Choice Voucher Administrative Fee proration between 75% - 80%
- restoration of CDBG funding after devastating cuts of approximately 31% since 2010

Fortunately, we have associations such as PAHRA, NAHRO, PHADA, CLPHA, the National Low Income Housing Coalition, and the Housing Alliance of Pennsylvania among others. We have industry partners, who provide not only goods and services, but also legal counsel and professional guidance. All strong allies supporting and sharing our mission. Through united communication and cooperation, we can claim more victories. By joining our forces we can tackle these tough issues...together.
FEDERAL BUDGET

In the Winter edition of the Legislative Report we happily wrote about the additional $33 billion available for FY 16, the result of the Bipartisan Budget Act of 2015’s lifting the spending caps for FY 16 and FY 17. PAHRA’s advocacy to lift the caps was highly significant. Kudos to all of you who reached out to your congressperson and senators.

The FY 16 budget is now done and work has begun on the FY 17 budget, to go into effect on October 1, 2016. The additional money available for FY 16 meant a 7% increase in spending for non-defense discretionary programs. Unfortunately, HUD received only a 4% increase, and that 4% was not spread evenly across all programs.

While most HUD programs received some additional funding, the Community Development Block Grant program was cut once again. The decrease was small, $6 million from last year’s $3.066 billion. However, compared to the pre-sequstration days of FY 2010, CDBG has lost a total of $1.390 billion or 31%.

On the positive side, tenant based Housing Choice Vouchers and Project Based Rental Assistance are up, 3% and 9%, respectively. The Administrative Fee grew by $120 million. The Public Housing Capital Fund grew by $25 million to $1.9 billion, the first time the Fund has grown since 2010 when it stood at $2.5 billion. The Public Housing Operating Fund is now at $4.5 billion, up $60 million from last year but still short of 2010’s $4.775 billion.

HOME went from $900 million to $950 million. While this level is still only 52% of the FY10 amount, it is an increase. And significantly, it was done without raiding the National Housing Trust Fund which is poised to distribute funds for the first time this year.

FY17 BUDGET CHART

FOR SELECTED DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND USDA HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS (UPDATED FEBRUARY 9, 2016)

<table>
<thead>
<tr>
<th>HUD PROGRAM</th>
<th>FY09 ENACTED</th>
<th>FY10 ENACTED</th>
<th>FY11 ENACTED</th>
<th>FY12 ENACTED</th>
<th>FY13 ENACTED, W/ SEQUESTER</th>
<th>FY14 ENACTED</th>
<th>FY15 ENACTED</th>
<th>FY16 REQUEST</th>
<th>FY17 REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance</td>
<td>16,817</td>
<td>18,184</td>
<td>18,371</td>
<td>18,914</td>
<td>17,964</td>
<td>19,177</td>
<td>19,304</td>
<td>19,629</td>
<td>20,854</td>
</tr>
<tr>
<td>Contract Renewals</td>
<td>15,034</td>
<td>16,339</td>
<td>16,669</td>
<td>17,242</td>
<td>16,349</td>
<td>17,386</td>
<td>17,486</td>
<td>17,681</td>
<td>18,447</td>
</tr>
<tr>
<td>Tenant Protection Vouchers</td>
<td>150</td>
<td>120</td>
<td>110</td>
<td>75</td>
<td>71</td>
<td>130</td>
<td>130</td>
<td>130</td>
<td>110</td>
</tr>
<tr>
<td>Administrative Fees</td>
<td>1,450</td>
<td>1,575</td>
<td>1,447</td>
<td>1,350</td>
<td>1,306</td>
<td>1,500</td>
<td>1,530</td>
<td>1,650</td>
<td>2,077</td>
</tr>
<tr>
<td>New/Renovated (Veterans, FUP, DV, etc.)</td>
<td>20</td>
<td>15</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>0</td>
<td>0</td>
<td>88</td>
</tr>
<tr>
<td>Section B11 Mainstream Vouchers</td>
<td>—</td>
<td>35</td>
<td>112</td>
<td>106</td>
<td>107</td>
<td>83</td>
<td>107</td>
<td>110</td>
<td></td>
</tr>
<tr>
<td>Veterans Affairs Supportive Housing</td>
<td>75</td>
<td>75</td>
<td>50</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>75</td>
</tr>
</tbody>
</table>

Voucher Mobility Demonstration 15

Family Self Sufficiency 50 60 60 60 60 57 75 75 75 75

Project-Based Rental Assistance 7,500 8,552 9,257 9,340 8,851 9,917 9,730 10,620 10,816

Public Housing Capital Fund 120 130 120 114 114 114 114 114 114 114

Emergency/Disaster Grants 20 20 20 19 20 20 20 22 22 22

Resident Opportunities/Self-Sufficiency 120 150 150 150 150 150 150 150 150 150

HOPE VI 120 130 130 130 130 130 130 130 130 130

Choice Neighborhoods Initiative 65 65 65 65 65 65 80 80 125 200

Native American Housing Block Grants 645 700 649 650 650 650 650 650 700

Native Hawaiian Housing Block Grants 10 13 13 13 13 12 10 9 0 0

Hog. Opportunities for Persons with AIDS 310 335 334 332 315 330 330 335 335 335

Community Development Fund 3,900 4,450 3,501 3,308 3,135 3,100 3,066 3,060 2,880

CDBG Formula Grants 3,642 3,990 3,336 2,948 3,078 3,030 3,000 3,000 3,000 3,000

HOME Investment Partnerships Program 1,825 1,825 1,607 1,000 948 1,000 900 950 950 950

Self-Help Homeownership Opportunity Program 26.5 27 27 27 14 13 10 10 10 10

Homeless Assistance Grants 1,677 1,865 1,901 1,901 1,933 2,105 2,135 2,250 2,646

Housing Counseling Assistance 65 87.5 0 45 43 45 45 47 47 47

Housing for the Elderly (202) 765 825 399 375 355 384 420 433 505

Housing for Persons with Disabilities (811) 250 300 150 165 156 126 135 151 154

Fair Housing and Equal Opportunity 54 72 72 71 67 66 65 65 70

Fair Housing Assistance Program 26 27 28 28 27 26 23 24 22

Fair Housing Initiatives Program 28 40 40 40 40 40 40 40 40

Healthy Homes & Lead Hazard Control 140 140 120 120 114 110 110 110 110 110

Policy Development & Research 32 48 48 48 46 46 46 50 65

USDA PROGRAM | FY09 ENACTED | FY10 ENACTED | FY11 ENACTED | FY12 ENACTED | FY13 ENACTED, W/ SEQUESTER | FY14 ENACTED | FY15 ENACTED | FY16 OMNIBUS ENACTED | FY17 REQUEST |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 514 Farm Labor Housing Loans</td>
<td>20</td>
<td>27</td>
<td>26</td>
<td>21</td>
<td>—</td>
<td>24</td>
<td>24</td>
<td>24</td>
<td>24</td>
</tr>
</tbody>
</table>

Section 515 Rental Housing Direct 70 70 70 65 28 28 28 28 33

Section 516 Farm Labor Housing Grants 9 10 10 7 — 6 6 6 6

Section 521 Rental Assistance 903 980 956 905 837 1,110 1,089 1,390 1,405

1000 Vermont Avenue, NW | Suite 500 | Washington, DC 20005 | 202-662-1530 | www.nlinc.org

02/16/2016
Housing Opportunities for Persons with AIDS, Housing for the Elderly (Sec. 202), and Housing for Persons with Disabilities (Sec. 811) all saw small increases, although 202 and 811 are still roughly half of their FY10 appropriations. Homeless Assistance Grants continued to grow and now total $2.250 billion.

A chart showing the FY 16 appropriation, along with prior years and the president’s proposed FY 17 HUD budget, is on page 8.

As for FY 17, Congress is already moving ahead. Appropriators will soon set the spending amounts (known as 302(b) numbers) for the 12 subcommittees, of which Transportation-HUD (T-HUD) is one. Then the T-HUD Subcommittee will decide how to divvy that amount up among all of the programs. Now is the time to talk to Pennsylvania’s congressional delegation about getting the highest possible 302(b) number for T-HUD and then advocating for your programs.

FEDERAL LEGISLATION

The budget wasn’t all Congress worked on over the last few months. Included in the budget bill was the expansion of Moving To Work to 100 housing authorities. This will give more agencies flexibility in utilizing funds and administering programs.

In a separate Transportation bill, three housing issues were addressed. The Fixing America’s Surface Transportation (FAST) Act included language allowing housing authorities to recertify residents on fixed income every three years instead of annually, saving administrative time and money while making life easier for fixed-income residents. Congratulations to PAHRA, which advocated strongly for this provision, and thank you to Sen. Toomey’s staff for keeping PAHRA in the loop. Now HUD needs to produce the regulations.

FAST also corrected an oversight in the McKinney-Vento Homeless Assistance Act of 2009 and allowed private nonprofit entities to administer rental assistance vouchers provided through the continuum of Care. FAST also changed the requirement of a semi-annual reallocation of Emergency Solutions Grant funding to once a year.

More recently, the US House of Representatives unanimously passed the Housing Opportunities Through Modernization Act (HOTMA), the current variation of the Section Eight Voucher Reform Act (SEVRA) and the Affordable Housing and Self-Sufficiency Improvement Act (AHSSIA). HOTMA contains provisions reforming rent policies, eligibility, public housing operating/capital funds and capital reserves, and various other provisions.

For more information about HOTMA, see NAHRO Provides In-Depth Examination of “Housing Opportunities Through Modernization Act of 2015” by John Bohm in the Winter 2015-16 Edition of the PAHRA Monitor. A detailed comparison with current law is available from the Center for Budget and Policy Priorities: http://www.cbpp.org/sites/default/files/atoms/files/hr_3700-current_law_12-7-15.pdf. HOTMA was negotiated and agreed to by representatives of housing authorities and tenants’ advocates which allowed it to move with bi-partisan support.

NATIONAL HOUSING TRUST FUND

Eight years after its enactment, the National Housing Trust Fund (NHTF) will finally receive funding. The NHTF is funded with proceeds from Fannie Mae and Freddie Mac, which went into receivership shortly after NHTF was established. Now Fannie and Freddie have been deemed healthy enough to start contributing to the Fund.

NHTF money is almost exclusively for rental housing for Very Low Income (VLI) and Extremely Low Income (ELI) households. Up to 10% of the funds may go to homeownership, but in this first year of operations, all money will be for ELI rental housing.

In Pennsylvania, NHTF money goes into the state housing trust fund, PHARE, to be administered by the PA Housing Finance Agency. The NHTF process also becomes part of the state’s Consolidated Plan which is written by the Department of Community and Economic Development. PHFA will publish a Request for Proposals once it knows when the money will arrive. Pennsylvania is expecting just over $4 million in 2016.

STATE BUDGET

Pennsylvania now has a 2015-16 budget – or doesn’t, depending on who you ask. Actually, Pennsylvania has roughly four-fifths of a budget. Just before Christmas, the General Assembly passed and sent to Gov. Wolf a budget that looked very much like the one he vetoed last June. This time, recognizing the urgent need to get money to schools and nonprofit agencies across the commonwealth, Gov. Wolf signed the budget but not before using his line item veto power to cross out 20% of the appropriations. And so the saga continues.

Meanwhile, the governor presented his 2016-17 budget proposal on February 9. He has once again requested $15 million
for Keystone Communities, up from the current $6.35 million. There was a brief glimmer of hope back in December when the Senate passed a budget bill that included $25 million for Keystone Communities, but that overall budget proposal did not make it out of the House. Gov. Wolf has also requested 3.5% increases in funding for Homeless Assistance and the Human Services Development Fund line item. Budget hearings will continue in the House and Senate.

**STATE HOUSING TRUST FUND**

While the state housing trust fund, PHARE, is no longer a legislative matter, we happily report that PHFA is gearing up to administer the new revenue from Act 58 of 2015. If Realty Transfer Tax revenue continues to come in above projections, there could be a few million going into PHARE this year. Stay tuned.

**BLIGHTED PROPERTY LEGISLATION**

There has been no movement on the blight related bills reported on in the last Legislative update. We continue to follow:

- **HB 1437, SB 942, and HB 1480** which would amend the Municipal Code and Ordinance Compliance Act (MCOCA). MCOCA requires properties purchased with known code violations to be brought into compliance within a given period of time from the date of purchase, 18 months for a building and 12 months for a vacant lot. HB 1437 (Goodman, D-Schuylkill) and SB 942 (Argall, R-Schuylkill) would shorten the timeframe for compliance to 12 months (or longer if agreed to) and allow a shorter period where a municipality is enforcing its own property maintenance code.

- **HB 1480** (Santora, R-Delaware) addresses the situation where a municipality refuses to issue an occupancy permit because of code violations, and the failure to obtain an occupancy permit thwarts the sale of the property. Noting that MCOCA was intended to ensure compliance after a new purchaser acquires the property, the bill creates a system that allows the transaction to take place and the buyer to work on the property. It distinguishes between substantial and other violations, and creates temporary use and occupancy permits and temporary use permits where occupancy is not safe. HB 1480 does not shorten the timeframe for compliance; in fact, it forbids a shorter time. Talks are underway in the House to amend the language of HB 1480 in to HB 1437 and work out the differences between the bills.

- **HB 773** (Masser, R-Northumberland) provides a process for long-term residents to gain title to their properties after 10 years rather than the current 21, making it easier for them to maintain their homes. The bill would apply where the owner of record has died or disappeared, and the resident has occupied the property for at least 10 years. The bill only applies to single family (i.e., single household) homes on a ½ acre or less. HB 773 passed the House and is in the Senate Judiciary Committee.

- **SB 486** (Argall, R-Schuylkill) would allow counties to impose a $15 fee on the recording of deeds and mortgages for a county administered demolition fund. Alternative funding sources are being considered.

- **HB 613** (Ward, R-Blair) provides for tax abatements for mixed-used developments. Current law allows tax abatements on improvements to residential property (Improvement of Deteriorating Real Property or Areas Tax Exemption Act) or industrial and commercial properties (Local Economic Revitalization Tax Assistance Act). HB 613 specifically covers mixed-use developments. The bill is in the Senate Appropriations Committee.
This year, not surprisingly, the November election is factored into almost every discussion. This is an unconventional primary season and that, coupled with a shortened legislative work schedule and the ongoing rancor over efforts to “return to regular order,” makes the upcoming election that much more significant. Following is our best sense of where we are today (always subject to change, however):

- There is momentum to pass the Housing Opportunity Through Modernization Act (H.R. 3700). A diverse alliance of industry groups and resident advocates are making it known that passage of this bill in the Senate is very important. Given the overwhelming support for H.R. 3700 in the House, we do think that approval in the Senate is possible before the end of this Congress in December. However, nothing is certain and it will take a village to get this done, including all of you educating your Senators on why the bill is important to you and those you serve. This will be a big push during the next several months.

- As this is written, we appear to be close to a version of the Senate’s SHARP bill being introduced in the House. Our efforts to inform the House about the issues small agencies face every day have now been recognized, as they have been by members of the Senate for several years. But the space between introduction and passage of meaningful and purposeful legislation to maintain housing opportunities for those served by smaller housing authorities has grown larger with each passing year, even as some authorities in smaller more rural communities fight uphill every day to do the best they can do with the resources provided. The introduction of a small housing authorities reform bill in the House is a big step forward, one we look forward to formally announcing to you shortly.

- Following the year-end decision to make the 9 percent Low Income Housing Tax Credit (LIHTC) rate permanent in 2015, we are now focused on three items: 1) making the 4 percent credit rate permanent; 2) lifting the volume cap on the LIHTC unilaterally or through conversion of private activity bond authority to credits; and 3) increasing the number of credits. We do not expect a break through on this necessarily before the election, but the momentum to act has been increased now that the 9 percent rate is permanent and because the need for new, affordable rental housing is so significant.

- We need to keep reinforcing the fact that cuts to HOME and the Community Development Block Grant program (CDBG) have local consequences in terms of new housing opportunities lost and services eliminated. This seems like an annual discussion, sadly, but it is a critical conversation — especially in light of new AFFH implementation responsibilities.

- More people on Capitol Hill are now able to understand the nexus between reduced funding and the import of regulatory reform. Each day, as evidenced by a potential House SHARP introduction, we make progress on the matter of reducing regulatory and administrative burdens in a balanced manner. That is why making recertification of those on fixed income every three years rather than annually and H.R. 3700 as a whole were breakthroughs last year. There is momentum to look at things that can be done across the aisle to reduce costs and burdens on the system. Efforts including those of the Gang of 13 have, incrementally, made a difference. This conversation should continue with the knowledge that picking low hanging fruit can be productive and constructive at the same time.

The primaries and the election will eventually come and go. We will need to prepare for a new administration and a new Congress, but telling the story only you can tell about what matters to help you fulfill your mission to serve those in need is a constant and necessary part defining responsible public policy — well beyond this or any other election.

Questions? Contact John Bohm at jbohm@nahro.org.
HOW CAN HOUSING AND REDEVELOPMENT AUTHORITIES TAKE CHARGE OF ENERGY COSTS WHEN EVERY DOLLAR COUNTS?

POWERFUL SAVINGS STARTS HERE.

For 25 years, Chrislynn Energy Services has been a proud member of the PAHRA, fueling companies and residences across the area with the sound decisions and trusted gas and electric services that lead to real savings.

With Chrislynn Energy Services acting as your independent energy consultant, we help you make sense of the complex deregulated utility industry. So you always get the right utilities, and the right suppliers, at the right price.

To Learn How Chrislynn Can Help You Take Charge of Your Energy Prices and Save...

Contact Chrislynn Energy Services today for a free quote. Visit www.chrislynnenergy.com or call us at 1-888-431-1553.

CHRISLYNN ENERGY SERVICES
THE POWER OF SAVINGS
Suffering from a case of writer’s block, I reached out to Team Chrislynn for help in writing this article. Special thanks to Mike Dowling, Keith Malinoski, Terry Barchanowicz and Brian Routhieaux for their input. We invite you to join us and hear more about “The Energy Elevator – Going Up?? Or Coming Down??” at the PAHRA Spring Conference & Expo in Hershey.

In previous articles, we’ve written about how fracking has changed the oil and gas world, creating a surplus (“What the Frack Happened to Energy Prices” PAHRA Monitor Spring 2015 Edition). Add one of the warmest winters in recent memory to the mix and we’ve seen energy prices drop to historic lows.

**NATURAL GAS PRICES**

Natural gas prices are at their lowest point since 1997, due to the “winter that wasn’t”. The growth in Marcellus and Utica Shale development over the last several years has increased production, making the Northeast a major hub for gas supply.

But as we all know, energy markets run in cycles. The situation may change in 2016-17.

We’re sitting on a large storage “hangover” due to the El Niño patterns that have dominated this winter. This has kept prices low throughout the past several months. Producers keep flooding the market with supply, just to maintain cash flow. That has to change.

There are a number of developments that may support higher prices this year.

- Rig counts (a measure of drilling activity) have dropped under 500, after reaching a peak of over 2,000 in 2012
- Several LNG (liquefied natural gas) export facilities began shipping gas overseas to higher priced markets in 2016
- Exports to the Mexico area also increased due to low U.S. prices, and a decline in their production
- Most importantly is the growth in natural gas fired power generation to replace coal plant retirements

What will this summer bring?

**ELECTRIC PRICES**

Electric prices have been just as crazy. Wholesale prices hit historical lows just before the holidays, and rebounded with the first cold weather. They are just about back down to those previous lows this month. Many end users have locked in very attractive long term prices recently.

There are other influences at work such as significant increases in federally-regulated capacity and transmission rates.

Capacity is an interesting topic. Capacity is a “fixed reservation charge” that generators are paid to have a megawatt of generation (plant) on the ground for each customer. PJM, a regional transmission organization that coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia, adjusted these costs upward this year, due to the failure of many generators to produce power during the Polar Vortex of winter 2013-14.

We are also watching a number of regulatory uncertainties associated with the U.S. Environmental Protection Agency and the much publicized “war on coal”.

All in all, 2016 should be a very interesting year in the energy markets. What’s the old saying? “The only thing you can depend on is change”. That certainly applies to the energy industry with its constant fluctuations. Let’s watch and see, then we can talk more at the PAHRA Spring Conference & Expo. We hope to see you in Hershey.

Tony DeFilippo, President
Chrislynn Energy Services, Inc
412 519-7915 (c)
www.chrislynnenergy.com
tony@chrislynnenergy.com
Over 140,000 Go Without Housing
PHADA’s Cost Neutral Proposal Would Help Fix this Growing Voucher Leasing Crisis

Over the last ten years, the percentage of authorized vouchers leased to eligible low-income households stagnated in the mid to low 90 percent range. It stands at only 89 percent for 2015. Operating for another year with reduced administrative fee prorations – approximately an 80 percent proration for 2016 – the percentage of low-income households leased in Housing Authorities’ (HAs) voucher programs will likely worsen if something is not done. PHADA estimates that there are over 140,000 low-income households (6 percent) that could otherwise be housed with funding already appropriated by Congress. However, underfunding of Section 8 administrative fees has, in part, contributed to stagnating and declining “voucher lease-up rates” of low-income households. Inadequate administrative funding continues to compromise HAs’ ability to fill voucher program vacancies quickly, perform inspections, ensure housing quality, and fulfill other important voucher program obligations. PHADA’s cost neutral proposal would go a long way to improving lease-up of households to help address this growing voucher leasing crisis.

HUD Acknowledges the Problem

President Obama’s FY 2015 Congressional Budget Justifications for HUD state, “Cutting administrative fees to the degree that PHAs are unable to sustain the leasing and utilization supported by the renewal funding ultimately defeats the purpose for which that renewal funding is appropriated…” The Department is extremely concerned that the significant administrative fee proration[s] …have depleted many PHAs’ resources. Failing to provide adequate administrative fees will impede and disrupt PHA operations….”

In response to a question about the underlying reason for stagnating voucher lease-up rates of low-income households during a July 10, 2015 hearing before the House Subcommittee on Housing and Opportunity, Principal Deputy Assistant Secretary of HUD’s Office of Public and Indian Housing, Lourdes Castro Ramirez, answered, “…I would specifically stress that not providing sufficient funding to Housing Agencies to administer the Housing Choice Voucher [program] has decreased and impacted their ability to deliver this program appropriately.”

Status Quo: More Go Without Housing

Fungibility between voucher money and admin. fees will help fix this problem and will not cost much. PHADA’s modeling of the funds necessary to “funge” in order to
PHADA estimates that there are over 140,000 low-income households (6%) that could otherwise be housed with funding already appropriated by Congress. However, admin. fee prorations – approximately an 80% proration for 2016 – have depleted many PHAs’ resources. If anything, administrative fee prorations may decline further, resulting in even fewer households being housed with already HAP-funded and authorized vouchers.

Since FY 2011, Congress has appropriated less than 100%, and in 2016, while administrative fee prorations have dropped, payment funds appropriated for the public housing agency, to the extent necessary to effect payment to the public housing agency of an amount not exceeding 95 percent of the full administrative fees and expenses payable to the public housing agency with respect to authorized vouchers under lease, notwithstanding the purposes for which such funds were appropriated.

There Won’t be More Money
HUD requested more funding for admin. fees for FY 2017, which PHADA deeply appreciates. However, tight budget caps and other factors have basically precluded sufficient increases in admin. fee funding in annual appropriations acts over many years. This grim budget reality is unlikely to change anytime soon under current law. If anything, administrative fee prorations may decline further, resulting in even fewer households being housed with already HAP-funded and authorized vouchers.

Under PHADA's legislative proposal, if an HA does not receive 95 percent of the full amount of administrative fees to administer Section 8 voucher programs at the existing authorized statutory fee rate (pre-Quality Housing and Work Responsibility Act of 1998 rate) for each leased household, it would be able to utilize its Housing Assistance Payment balances from a previous year(s) in order to receive a combined administrative fee using direct and indirect funding from Congress up to a 95 percent proration.

PHADA legislative solution to this problem would allow limited fungibility between HAP and admin. fee. PHADA’s legislative proposal states, “Provided further, That a public housing agency that does not receive from the Secretary of Housing and Urban Development an allocation sufficient to pay the full amount determined in the first proviso of such paragraph (3) under such heading in such Public Law (P. L. 105–276) may at its option utilize carryover balances under this heading, the heading “Tenant-Based Rental Assistance” for fiscal year 2017 and prior years remaining from housing assistance payment funds appropriated for the public housing agency, to the extent necessary to effect payment to the public housing agency of an amount not exceeding 95 percent of the full administrative fees and expenses payable to the public housing agency with respect to authorized vouchers under lease, notwithstanding the purposes for which such funds were appropriated.”

Please Contact Congress Today
Housing Authorities are encouraged to provide their elected U.S. Representatives and Senators with this issue brief, along with information and impacts on low-income households in their local communities, with a request to include this legislative provision in a pending FY 2017 appropriations bill.

If you have any questions or would like additional information and analysis regarding PHADA’s proposal, please contact Policy Analyst, Jonathan Zimmerman, at: 202-546-5445, or via email: jzimmerman@phada.org.

*Admin. Fees represent less than 10% of total HAP program costs. But while HAP is fully funded, the admin. fees necessary to implement the program have been prorated to around 80%.

www.pahra.org | 15
The Bipartisan Budget Act of 2015 will change significantly the audit, assessment, and collection procedures applicable to entities treated as partnerships for federal income tax purposes (for example, many of the limited liability companies and limited partnerships encountered in mixed finance transactions). Although these changes are scheduled to take effect for partnership tax years beginning after December 31, 2017, taxpayers and their advisors should act now to ensure that these changes are taken into account in newly-drafted partnership agreements and to determine the impact of these changes under existing partnership agreements.

Significant changes under the new rules include:

- **Audit, assessment and collection activity will occur at the partnership level.** With limited exception, partnership audits and assessment of additional tax liability will take place at the partnership level. Any additional taxes, interest and penalties resulting from the audit will be payable by the partnership. Certain “small partnerships” can elect out of this new regime, thereby causing any partnership adjustments to continue to be applied at the partner level.

- **An election is provided to a partnership to impose the assessed tax liability on its partners.** Rather than pay the assessed tax directly, a partnership can elect to impose any adjustment for the taxable year under audit on its partners who were partners during the taxable year under audit (including former partners). This “partner liability election” must be made by the partnership no later than 45 days after the date of the IRS’s notice of final partnership adjustment, and the partnership must furnish to each of its partners for the relevant taxable year under audit a statement reflecting the partner’s share of any audit adjustment. A partner who receives such a notice would be required to include the adjustment in its income tax return for the taxable year in which the notice is received. The partner also would be liable for its allocable share of penalties and interest imposed with respect to the adjustment.

- **Audit procedure is applied solely at the partnership level.** The new rules replace the “tax matters partner” with a “partnership representative.” The partnership representative is appointed by the partnership and does not have to be a partner. If a partnership does not appoint a representative, the IRS can appoint one on its behalf. The partnership representative has the sole authority to act on behalf of the partnership with respect to audit matters. Thus, the representative’s actions will bind the partnership and its partners. The new rules do not appear to provide partners with rights to be notified of an audit, to participate in partnership proceedings, or to challenge a partnership assessment in court.

There are a number of questions raised by the Act that are left to be answered by regulations or other guidance issued by the IRS. Taxpayers and their advisors should not wait for this guidance to be issued before addressing the coming rule changes in new and existing partnership agreements. Unlike the prior regime, a number of choices can be made by a partnership under the new rules. Thus, there is no single approach that will apply to all partnerships.

Contractual considerations that should be taken into account under the new rules include:

- **Qualification for the “small partnership” election.**
  - Should the qualifying partnership elect out of the new rules?
  - Should restrictions on new partners and transfer restrictions be imposed to ensure that the partnership continues to qualify as a small partnership?

- **Considerations if “small partnership” election is not available (or not made) and partnership liability election is not made.**
  - Address the allocation of the partnership’s tax cost and any other related obligations among the partners (including former partners).

- **Issues Relating to the Partner Liability Election.**
  - Ensure that the partnership has the right to make the election under its governing documents.
  - Consider obtaining partner consent to the election, along with an agreement of the partners to cooperate with any partnership audit (to the extent requested by the partnership) and properly report and pay their allocable share of tax resulting from the election.
• Partnership Representative.
  • Adopt a procedure for appointing, terminating and replacing a partnership representative.
  • Address the authority of the representative. Although the representative is given authority to bind the partnership under the Act, the partnership should be able to require that actions of the representative be subject to partner, manager, or board approval.
  • Consider imposing additional obligations on the representative such as a requirement to notify the partners of the existence of an audit and audit developments.

Please feel free to contact Ron Aulbach (412.297.4751) or Mike Silverman (412.297.4937) if you have any questions regarding this information.

Ronald T. Aulbach, Esq.
Ronald Aulbach focuses his legal practice on corporate, partnership and business tax planning, and federal, state, and local tax controversies. Ron has experience involving various federal, state, and international tax issues relating to corporate and partnership acquisitions, dispositions, joint ventures, and restructurings.

Michael E. Silverman, Esq.
Michael Silverman advises clients with respect to tax planning, transition and exit planning, and captive insurance companies. He also has significant experience in representing individuals and businesses in federal, state, and local tax audits.

Copyright © 2016 by Cohen & Grigsby, P.C. (No claim to original U.S. Governmental material.)

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without prior written permission of Cohen & Grigsby, P.C. and is intended to alert the recipients to new developments in the area of tax law. The hiring of a lawyer is an important decision that should not be based solely on advertisements. Before you decide, ask us to send you free written information about Cohen & Grigsby’s qualifications and experience.
Riddle me this - What is a building? It may sound like an odd question but buildings have evolved. Today’s buildings cannot be simply described with words like “structure,” “roof” and “walls.” It’s time to update our thinking.

Traditional definitions imply that buildings are static structures. However, buildings today can be much more than depreciating assets thanks to advances in building technologies. Buildings can be substantial contributors to organizational missions. The key is knowing what’s possible, and how to bring buildings to life. That’s where the concept of smart buildings comes in.

While the smart building concept isn’t new, the possibilities enabled by smart buildings are rapidly expanding, thanks to widespread network connectivity and capability to process large amounts of data. Achieving higher energy efficiency and greater comfort for occupants is no longer the sole goal for a building. Now we’re pushing the boundaries of how we interact with our buildings, enhancing the experience for occupants. Perhaps it’s shorter wait times in an airport or hospital, or improving building access and security in a public housing complex with mobile technologies such as a smartphone.

QUANTIFYING A BUILDING’S IQ

Smart building scenarios are endless, especially as technology continues to advance. Quantifying a building’s IQ, however, is more challenging. Measurements for buildings have been less defined but are important. All organizations measure outcomes in some manner so if the building is playing an active role in achieving these outcomes, it ought to be tracked and measured, too.

To that end, new studies such as the Honeywell Smart Building Score™ are being introduced to help benchmark buildings and analyze their level of smartness. These studies aim to provide a quantitative framework for evaluating this intelligence by providing a measuring stick for determining a building’s IQ. Such efforts are necessary because they not only provide a starting point, but also can help establish a path for helping a building become even smarter.

The Honeywell Smart Building Score™, for example, evaluates a building based on three defined categories that comprise smart building technologies—safety, sustainability (or “green”) and productivity. Using this categorical framework as a basis takes the guesswork out of building intelligence by providing a comprehensive assessment of the key technologies and systems in buildings. Buildings either have these technologies or they don’t—and knowing where an organization stacks up provides insights into where there are opportunities for improvement.

REAL-WORLD OPPORTUNITIES

The Smart Building Score has revealed interesting findings about where buildings today stand on the intelligence spectrum. The Smart Building Score methodology has been applied through a survey of buildings in the United States, India and China to date. These results have found ample opportunities for the governments, building owners and service providers to invest more in smart technologies to better serve their country’s needs and help create sustainable cities and infrastructure.

In the United States, for instance, Honeywell surveyed 500 buildings across seven major cities to see how infrastructure stacks up. The findings reveal valuable insights about opportunities to boost sustainability, security and productivity, producing a blueprint for making U.S. buildings smarter — and making them work for better business results.

For example, the research indicates that overall, U.S. building intelligence is low, with the average smart building score coming in at just 35 out of a possible score of 100. Intelligence by industry varies widely, also — with airports, government offices and hospitals leading the way. High-rise
residences and private offices, in contrast, rank lowest. Education, hotels and retail fall in the middle of the pack.

Drilling further into the research, the findings also show that safety is a big priority for most building operators, but opportunities remain to improve building intelligence in productivity and sustainability—though almost all survey respondents agreed on the benefits to sustainability.

These survey findings can help to improve understanding of what it takes to make a building smarter by finding the gaps in a building’s systems and identifying the right mix of technology to improve sustainability, safety and productivity. And with a clearer baseline, organizations put themselves in a better position to make informed decisions on how they can invest for the future. The technology is here today to help buildings truly contribute to an organization’s greater mission.

For more information, please contact Rick Sawicki at 614-477-7612, or richard.sawicki@honeywell.com, or visit www.buildingsolutions.honeywell.com.

Budget cuts? Do more with less.

Infradapt can equip you with the latest equipment for less than it costs to maintain your aging IT infrastructure.

Infradapt's Total Support solution is structured to reliably deliver uptime and contain technology spending. We can support your existing operation, add 24x7 Helpdesk, provide a complete new infrastructure as well as offer periodic hardware & software “refreshes”, all for a fixed fee.

Serving PA Housing and Redevelopment Authorities since 2006

Call: (484) 546-2000 www.Infradapt.com
Help for First-Time Homebuyers:
More than $5.7 Million in FFD Funding Now Available

The 2016 funding round of FHLBank Pittsburgh’s First Front Door program is now open. The First Front Door (FFD) Program helps qualified first-time homebuyers by supplementing the funds they are required to put towards down payment and closing costs through a 3-to-1 matching grant – for every $1 provided by the homebuyer, FFD will provide $3 in assistance, up to $5,000. More than $5.7 million is available this year for FFD homebuyer grants on a first-come, first-served basis.

Eligible homebuyers apply for FFD grants through FHLBank member financial institutions that are enrolled in the FFD program and offer it as part of their residential lending programs. To learn more about FFD eligibility or find a participating FFD financial institution, visit www.firstfrontdoor.com.
The assisted housing industry is changing. Honeywell has the experience and expertise that housing authorities, re-development agencies and multi-family owners need to sustain success.

Now more than ever, it’s important to have partners who can bring sound, strategic planning to help level the playing field in an uncertain and challenging industry. Honeywell Sustainable Housing Solutions works to leverage such programs as Low-Income Housing Tax Credits (LIHTC), Capital Fund Finance Program (CFFP) and Energy Performance Contract (EPC), in addition to other sources of capital. We optimize operational funds while improving the marketability, safety and security of the communities we serve. Our extensive experience in the housing industry provides the opportunity for your program to achieve sustainability because we understand the unique issues facing stakeholders and diligently work to address challenges and find common solutions. Let us put your housing authority on the path of sustainability.

Honeywell

To learn more about Honeywell solutions, contact Rick Sawicki at 330-655-0753 or richard.sawicki@honeywell.com
Rumor of Operating Fund Offset

Brian D. Alten, CPA, Partner, BDO PHA Finance

Calendar year 2012—the year HUD implemented an offset of excess Low Income Public Housing (LIPH) operating reserves—was difficult for several Public Housing Authorities (PHAs). You may have heard rumors that such an offset could be happening again. What does this mean for your PHA?

To begin, it’s important to differentiate between an offset and a recapture. HUD implemented an offset set of subsidy, which is a reduction of funding to force PHAs to use their reserves. A recapture is when the PHA sends a check to HUD. Either way, the net effect is the same.

In order to understand how this could impact your PHA, we must first understand HUD’s formula to calculate the amount of operating reserves and the number of months of operating reserves. First, let’s examine the calculation of operating reserves. The data comes straight from the Financial Data Schedule (FDS) and the calculation is performed on an LIPH-wide basis. If the PHA has any capital fund financing debt or other related capital project debt, the liability is reduced.

**Calculation of Operating Reserves**

<table>
<thead>
<tr>
<th>Line #</th>
<th>FDS Line #</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>111</td>
<td>Cash - Unrestricted</td>
</tr>
<tr>
<td>2</td>
<td>114</td>
<td>Cash - Security deposits</td>
</tr>
<tr>
<td>3</td>
<td>120</td>
<td>Total receivables, less allowance for doubtful accounts</td>
</tr>
<tr>
<td>4</td>
<td>131</td>
<td>Investments - Unrestricted</td>
</tr>
<tr>
<td>5</td>
<td>142</td>
<td>Prepaid expenses and other assets</td>
</tr>
<tr>
<td>6</td>
<td>144</td>
<td>Inter-program – due from</td>
</tr>
<tr>
<td>7</td>
<td>145</td>
<td>Assets held for sale</td>
</tr>
<tr>
<td>8</td>
<td>310</td>
<td>Total current liabilities</td>
</tr>
<tr>
<td>9</td>
<td>343</td>
<td>Current portion of long-term debt for capital projects</td>
</tr>
<tr>
<td>10</td>
<td>Sub-total (9-10)</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Total operating reserves (8-11)</td>
<td></td>
</tr>
</tbody>
</table>

The next step is to calculate the number of months of operating reserves. The PHA takes the amount of operating reserves and divides it by either the formula expense level or the actual operating costs. When HUD did the 2012 offset, it used the formula expense level methodology. The following is the calculation:

\[
\text{Operating Reserves} = \frac{(\text{PEL} + \text{UEL} + \text{Add-Ons} + \text{Transition Funding})}{12}
\]

The denominator of this formula came from the PHA’s subsidy calculation. PEL is the Project Expense Level, UEL is the Utility Expense Level and the Add-Ons would include items such as PILOT, audit costs, resident participation funding, asset and IT fees, as well as any transition funding (awarded to PHAs that successfully transitioned early to asset management that would have otherwise lost funding under the new subsidy calculation).

The alternative calculation of months of operating reserves that HUD uses for operating fund financing purposes is based on actual expenses. The calculation is as follows:

\[
\text{Operating Reserves} = \frac{(96900 + 97100 + 97200)}{12}
\]

FDS line 96900 represents annual operating expense, FDS line 97100 represents extraordinary maintenance and FDS line 97200 represents casualty losses.

If HUD does incorporate another offset set of subsidy, it would likely use the formula expense level method consistent with the 2012 offset formula. Some would argue that this methodology does not represent the actual costs of the PHA and may inflate the operating reserve levels of the PHA. Either way, every PHA should prepare an analysis and determine the number of months of operating reserve levels they have. In the past, amounts over four months were determined to be at risk for large PHAs, with over 6 months being the amount at risk for PHAs with fewer than 250 LIPH units. We highly recommend that PHAs plan on uses for their reserve levels to prevent any offset of future subsidy.
FEELING LOST?
OUR ACCOUNTANTS AND CONSULTANTS CAN GET YOU ON THE RIGHT PATH.

BDO PHA Finance delivers the resources to help public housing agencies stay current with changing accounting and regulatory requirements.

Perfected processes, including the unique BDO Advantage series of services, top-notch communication and our nationally-recognized educational instructors set us apart as a leader in the industry.

Discover how our onsite or remote fee accounting consulting can guide your PHA to success.
CONTACT US TODAY!

Accounting & Management Consulting for Public Housing Authorities
1700 Market Street, 29th Floor, Philadelphia, PA 19103
215-636-3500 / phalinfo@bdo.com / www.bdophafinance.com

Author PHA Finance, LLC has joined BDO USA, LLP and is now BDO PHA Finance
© 2014 BDO USA, LLP. All rights reserved.

Edwin L. Stock
627 N. 4th Street, Reading, PA
(610) 372-5588
www.RolandStock.com

30 Years of Housing Experience

Roland Stock is available for consultation to Housing Authorities and their Solicitors.

Call us today when damage strikes............
STRIKE BACK with FireDEX of Pittsburgh.
1-888-347-3339
www.firedexpgh.com
Housing agencies, nonprofits, developers, lenders, owners, syndicators, investors and others rely on our experience with federal housing programs and related matters. Our team of more than 20 affordable housing lawyers are veterans of HUD, housing authorities, Fannie Mae, the IRS, state and local agencies, and Congressional committees.

**Pepper Hamilton LLP**

**Connect with Us**

www.pepperlaw.com
affordablehousing@pepperlaw.com
@Housingattorney | https://twitter.com/Housingattorney

Berwyn | Boston | Detroit | Harrisburg | Los Angeles | New York | Orange County | Philadelphia | Pittsburgh | Princeton | Silicon Valley | Washington, D.C. | Wilmington

---

**Software**

**HORIZON INFORMATION SYSTEMS**

- **Financial Series**
  - General Ledger
  - Payables
  - Receivables
- Payroll/HR
- Fixed Assets/Depreciation
- Purchasing/Requisitions
- Grant/Contract Management

- **Housing Series**
  - Occupancy
  - Tenant Management
  - Section 8
  - Inspections
- Housing Billing
- Maintenance Management
- Web Interface

435 Napoleon Place
Johnstown Pennsylvania 15901
(800) 889-3388
www.horizon-is.com
By Leo A. Murray for HARIE

Pennsylvania employers have saved more than a half billion dollars in Workers Compensation premiums since the implementation of safety committees, the formation of which automatically produces a five percent premium discount, according to the state Department of Labor and Industry. But latest statistics show that Workers Compensation costs still remain a top employer expense.

Meanwhile, the Housing and Redevelopment Insurance Exchange (HARIE), now in its 24th year of writing Workers Compensation coverage, remains committed to working with our clients and their safety committees to continue to reduce their losses and meet our objective to provide excellent, low-cost Workers Compensation insurance coverage to housing and redevelopment authorities, municipalities and school districts in Pennsylvania.

While most workplace accidents appear to have been preventable and likely need minor medical attention after the fact, others necessitate medical treatment, sometimes leading to lost time from the job.

Is there a pattern to the leading causes of injuries requiring medical treatment and lost time from the job? The answer to that is “yes”, according to statistics recently made public by Liberty Mutual Insurance.

After studying statistics for 2013, the last year for which information was available, Liberty Mutual listed the top 10 most costly workplace injuries. Non-fatal workplace injuries that year resulting in the loss of six days or more from work cost employers nearly $62 billion with $51 billion of that amount being related to the 10 leading causes of lost time, disabling injuries.

We present the top ten list from the Liberty Mutual study solely for educational purposes to assist risk managers and safety professionals in making workplaces safer and reducing Workers Compensation costs:

10. Repetitive Motion, i.e. micro tasks.
9. Struck against object or equipment, forcible contact or impact.
8. Caught or compressed by equipment or objects.
7. Slip or trip without a fall.
6. Automobile accidents.
5. Other exertions or body actions: bending, twisting, climbing or stepping.
4. Struck by object or equipment.
3. Falls to a lower level.
2. Falls on same level.

And the number 1 cause of lost time, disabling workplace injuries with costs of over $15 billion dollars is over exertion involving an outside source. This type of injury, according to the 2013 survey, is generally caused by lifting, pulling, pushing, carrying or throwing.

With HARIE, safety in the workplace is our primary concern. Questions about workplace safety or establishing a Safety Committee can be directed to Safety Coordinator Mike Bartoletti at 570-969-4074 or msb@excalinsur.com.

A Top Ten List to Be Avoided
To Pay or Not to Pay – That Is the Question
What Is the Unemployment Solvency Fee and Do I Have to Pay It?

F_LWKNc 7 CLS: \Y]\&H6B@C @ONQ FO`940
Representative

If your authority is of reimbursable status with the PA Department of Labor and Industry for unemployment, you will want to read on! You are a reimbursable employer if you pay Labor and Industry dollar for dollar for every unemployment claim incurred through your Authority.

In the fall of each year there are many calls regarding the Solvency Fee; asking what it is and whether payment is mandatory. This article will describe what the Election for Relief from Charges and Solvency Fee is and how to determine if it is something you may want to pay.

Payment of the Solvency Fee allows the employer to be eligible for relief from certain unemployment benefit charges that are normally not protestable. These charges are for base period claims; where the claimant separates from your employ and also from the next employer. If the claimant files for benefits and their employment with your Authority shows up in their Base Year (the last four of six quarters) of their employment history for that claim, you will owe a certain percentage of that claim. This percentage is not protestable and you will owe this on the claim.

Per Section 302 of PA Unemployment Compensation Law, reimbursable employers can elect to be eligible to request relief from charges if the employer meets certain criteria. Payment of this Fee does not guarantee claim or hearing outcomes. It only allows you (if you pay the Solvency Fee) to protest certain types of claims:

- For claims where employees quit work for the employer without good cause that was related to their employment.
- For claims where employees were terminated by the employer for willful misconduct.
- For claims where employees were separated due to reasons that involved the fault of the claimant.
- For claims where employees were either terminated or suspended temporarily for failure to submit or to pass a drug or alcohol test that was conducted consistent with an established drug and/or alcohol abuse policy.
- For claims where employees were separated from another base-year employer while they are still employed at your Authority.

- For claims where employees were separated from an employer due to an interruption of business of 18 months or less caused by a disaster (ie. fire, flood, earthquake etc, where the circumstances were out of the employer’s control).

Please note that a lack of work claim does not qualify as a relief from charges claim.

The Solvency Fee bill looks like a bill that you have to pay however it is voluntary! You do not have to pay it! It is usually sent to employers in the fall and, if you are paying it, the payment is usually due within 30 days of issuance. The rate is .24% of gross payroll through 2018 and the rate is the same for all reimbursable employers. Again, please keep in mind that paying this fee allows you to protest certain non-protestable charges; it does not guarantee outcomes.

In considering whether to pay the Solvency Fee, you may try the following:

Take a look at all employee separations for the last few years. This will involve reviewing employee files for the reasons for separations. If a large number of separation reasons fall into the above listed situations, then you may want to consider paying the Solvency Fee, especially if the total annual dollar amount of these claims is close to the Solvency Fee charge.

To learn more about the Solvency Fee and the Election of Relief from Charges, please go to the PA Department of Labor and Industry website at:

http://www.uc.pa.gov/employers-uc-services-uc-tax/reimbursable-employers/Pages/Relief-from-Charges-for-Reimbursable-Employers

Educational benefits such as these are available to U•COMP members.
For more information on the U•COMP program or for a non-binding quote, please contact:
Debbie Gross
U•COMP Member Service Representative
Phone: 1-800-922-8063 x254
Email: dgross@pamunicipalleague.org
Serving Municipalities and Authorities For Over 30 Years

✔ Your partner to lower unemployment claims.

✔ Open to all classes of Pennsylvania municipalities and authorities.

✔ Provides great opportunities for dividends.

✔ Offers representation at unemployment hearings.

✔ Competitive annual rates due to actuarial calculations.

✔ No separate sign up fees to join the program.

✔ Prompt and professional service through experienced support staff.

For more information, please call Debbie Gross at 1-800-922-8063 or email dgross@pamunicipalleague.org.

414 North Second Street Harrisburg, PA 17101

www.pamunicipalleague.org
2016 PAHRA SPRING CONFERENCE & EXPO

Conference Schedule (as of April 1, 2016)

Visit www.pahra.org for updated information on training sessions, speakers, events and other conference news.

**Tuesday, June 21, 2016**

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:00 p.m. – 6:00 p.m.</td>
<td>Early Registration</td>
</tr>
<tr>
<td>4:00 p.m. – 6:00 p.m.</td>
<td>PAHRA Committee Meetings</td>
</tr>
<tr>
<td>6:00 p.m. – 8:00 p.m.</td>
<td>Board of Directors Meeting</td>
</tr>
<tr>
<td>8:00 p.m. – 10:00 p.m.</td>
<td>Welcoming Pizza Party in Exhibit Hall</td>
</tr>
</tbody>
</table>

**Wednesday, June 22, 2016**

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 a.m. – 8:30 a.m.</td>
<td>Breakfast Buffet in Exhibit Hall</td>
</tr>
<tr>
<td>7:30 a.m. – 12:00 p.m.</td>
<td>Registration</td>
</tr>
<tr>
<td>8:00 a.m. – 4:30 p.m.</td>
<td>NAHRO HCV Eligibility, Income and Rent Calculation Seminar &amp; Certification</td>
</tr>
<tr>
<td>8:00 a.m. – 3:00 p.m.</td>
<td>Exhibits Open – Please Visit Our Vendors!</td>
</tr>
<tr>
<td>8:00 a.m. – 8:30 a.m.</td>
<td>Welcome &amp; Gathering Session</td>
</tr>
<tr>
<td>8:35 a.m. – 11:05 a.m.</td>
<td>Select from Four Tracks of Concurrent Educational Sessions</td>
</tr>
<tr>
<td>11:05 a.m. – 11:35 a.m.</td>
<td>Networking Break in Exhibit Hall</td>
</tr>
<tr>
<td>11:35 a.m. – 12:45 p.m.</td>
<td>Select from Four Tracks of Concurrent Educational Sessions</td>
</tr>
<tr>
<td>12:45 p.m. – 1:45 p.m.</td>
<td>Exhibitors Luncheon</td>
</tr>
<tr>
<td>1:50 p.m. – 3:00 p.m.</td>
<td>Select from Four Tracks of Concurrent Educational Sessions</td>
</tr>
<tr>
<td>3:00 p.m. – 3:30 p.m.</td>
<td>Networking Break in Exhibit Hall</td>
</tr>
<tr>
<td>8:00 p.m. – 11:00 p.m.</td>
<td>PAHRA Scholarship Fundraiser – Cornhole Tournament</td>
</tr>
</tbody>
</table>

**Wednesday Concurrent Educational Sessions Include:**

**Hearing Officers – Dealing with a Difficult Duty**  Multiple sessions guaranteed to be interactive and interesting:

- Legal Considerations & Consequences
- Documentation
- Discrimination
- Decision Making

**Reap the Rewards of a Workplace Safety Committee**  Discounts on Workers Comp premiums & fewer lost time accidents. Multiple sessions will provide:

- Required initial training
- Guidance on establishing your committee
- Bylaws and HANDS training

**Redevelopment Roundtable – Continuing the Conversation**

- Bonds…Municipal Bonds (not James Bond, but often as mysterious)
- Submit suggestions for additional topics to PAHRA

**Section 811 Project-Based Rental Assistance Program**  Guaranteed rental allocation for extremely low-income persons with disabilities

**The OMB Supercircular**  A sweeping reform affecting administrative requirements, cost principles, audit processes and more for those receiving federal grants

**Dipping Your Toes Into Developer Waters**  What to expect when your agency or related entity takes on the role of developer

**The Energy Price Elevator – Going Up? Or Coming Down?**  A look at the factors that drive energy prices and how they affect your costs. Attendees are invited to bring energy bills for a quick review

**Managing Your Healthcare Benefit Costs & Workplace Wellness Programs**

**NAHRO HCV Eligibility, Income and Rent Calculation Seminar & Certification**  Also includes required Ethics training for HCV Specialist Certification
<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 a.m. – 8:30 a.m.</td>
<td>Breakfast Buffet in Exhibit Hall</td>
</tr>
<tr>
<td>7:30 a.m. – 12:00 p.m.</td>
<td>Registration</td>
</tr>
<tr>
<td>8:00 a.m. – 4:30 p.m.</td>
<td>NAHRO HCV Eligibility, Income and Rent Calculation Seminar &amp; Certification</td>
</tr>
<tr>
<td>8:00 a.m. – 11:45 a.m.</td>
<td>Exhibits Open – Please Visit Our Vendors!</td>
</tr>
<tr>
<td>8:35 a.m. – 11:05 a.m.</td>
<td>Networking Break in Exhibit Hall / Prize Drawings / Exhibits Close</td>
</tr>
<tr>
<td>11:05 a.m. – 11:45 a.m.</td>
<td>Lunch On Your Own</td>
</tr>
<tr>
<td>11:50 a.m. – 12:00 p.m.</td>
<td>Selection from Four Tracks of Concurrent Educational Sessions</td>
</tr>
<tr>
<td>11:05 a.m. – 11:45 a.m.</td>
<td>Lunch On Your Own – Afternoon Networking Time</td>
</tr>
<tr>
<td>7:00 p.m. – 9:00 p.m.</td>
<td>PAHRA Country BBQ – 29th Annual PAHRA Scholarship Awards</td>
</tr>
<tr>
<td>9:00 p.m. – 12:00 a.m.</td>
<td>Evening Hospitality &amp; Networking Event</td>
</tr>
</tbody>
</table>

**Thursday, June 23, 2016**

The Blight Fight  Multiple sessions offering advice on addressing blighted properties in your community:
- Building your blight fighting team
- Using the Neighborhood Assistance Program
- Working with Municipalities to Strengthen Codes

“No-Holds Barred” Maintenance & Management Forum  Join frank discussions of maintenance and management issues designed to open the lines of communication and increase efficiencies. Always a popular session

HQS to UPCS-V  Examining the new inspection protocols outlined in REAC’s final report to Congress

CO-STARS  Take advantage of significant savings of both time and money through Pennsylvania’s cooperative purchasing program. Pre-negotiated contracts, bid waivers and more

Active Shooter & Risk Assessment  A sure-fire way to raise awareness of our surroundings and safety in any scenario. Includes rapid response drills and life-saving tips to survive an incident

NAHRO HCV Eligibility, Income and Rent Calculation Seminar & Certification  Day two of NAHRO training and testing, including the required Ethics training for HCV Specialist Certification

Visit Our Vendors  Continued opportunities to get acquainted or re-acquainted with our industry partners who provide the products and services that enable us to perform our jobs more efficiently and effectively

**Friday, June 24, 2016**

8:30 a.m. – 10:00 a.m.  Closing Breakfast & Plenary Session
- Status of the Pennsylvania State Housing Trust Fund and the National Housing Trust Fund: When and How Will Funds Be Administered
  - Brian A. Hudson, Sr., Executive Director and CEO  (invited)
  - Pennsylvania Housing Finance Agency

8:30 a.m. – 3:00 p.m.  NAHRO HCV Eligibility, Income & Rent Calculation Seminar & Certification
- Final day of NAHRO training. Course review followed by certification testing.

(See next page for conference registration form.)
2016 PAHRA SPRING CONFERENCE & EXPO REGISTRATION FORM (please use black ink and print clearly)

Name: ___________________________________________

Title: ___________________________________________

Organization: ___________________________________

Address: _______________________________________

City: ___________________________ State: __________ Zip: __________

Telephone: __________________________ Fax: __________________

Email: ___________________________________________

FULL PACKAGE:  ○ Member - $280  ○ Non-member - $320  ○ Guest/Spouse - $100

**Full Package does not include registration fee for the NAHRO HCV Eligibility, Income and Rent Calculation Seminar & Certification. PAHRA is offering a 50% Discount Full Package Registration for Attendees of the NAHRO HCV Eligibility, Income and Rent Calculation Seminar & Certification (please check the box below).**

DAILY SESSIONS:  ○ Member - $150  ○ Non-member - $180  ○ Specify date: __________

○ NAHRO HCV ELIGIBILITY, INCOME AND RENT CALCULATION SEMINAR & CERTIFICATION
NAHRO TRAINING AND MATERIALS FEE: $400 PAHRA 50% DISCOUNT CONFERENCE REGISTRATION FEE: $140
TOTAL COST: $540

Total Amount: $ ____________________________  Please copy and complete a separate form for each attendee.

Don’t forget the PAHRA Member Bonus –
for each two full registrations, the third full registration is half-price!

Please contact the hotel directly for room reservations:
Hershey Lodge
325 University Drive, Hershey, PA 17033
717-533-3311 or 1-800-HERSHEY

*Identify yourself as a member of the Pennsylvania Association of Housing & Redevelopment Agencies group.*

**PAHRA Group Rate includes delicious hot breakfast daily:**
$185 per night single occupancy; $103.50 per night double occupancy

Reserve before **May 20, 2016** to receive PAHRA Group Room Rate.

Attendees are encouraged to email registration forms to kelly@pahra.org with payment to follow.
Please copy and complete a separate form for each attendee. Please make check payable to PAHRA and mail with a copy of your completed registration form to:

PAHRA
PO Box J
New Florence, PA 15944

THANK YOU!
Smoke and Carbon Monoxide Alarms don’t just help protect your loved ones… they may be required by law.

Yet, only half of all U.S. homes have one carbon monoxide (CO) alarm installed. And, one out of four older homes need new smoke alarms.*

As of January 2015, most states have enacted laws requiring smoke and CO alarms.

Carbon Monoxide State Laws

To learn about your state’s smoke and CO legislation visit KiddeHomeSafety.com

*Source: Industry Data
If you’re familiar with spelunking, you know that it involves lowering yourself into a dark cave, completely at the mercy of any hazards that might await, unseen, as you descend into the inky blackness. The only thing you have in your possession, to avoid any potential danger, is a flashlight to show you everything you might encounter and what the potential downfall might be.

This is not the case with being a part of a healthcare insurance captive, a kind of “in-house” benefits plan that covers the assets and risks of a company—with no surprises. At least this is the perception of such a program. But it’s a perception that is rapidly becoming a reality as more employers start to align themselves with the people who know where to shine the light.

As of five years ago there was virtually nowhere for a company to go where you could insure as little as 10 employees, with the big insurance players looking for 200 or more lives to put on their books. If you were an employer with 10 employees or less you were pretty much at the mercy of traditional insurance companies with traditional annual premiums. But now that has all changed.

According to Debbie Liebeskind, a senior actuarial consultant at Towers Watson & Co. in Parsippany, New Jersey, “Employers looking to hold down group healthcare plan increases should consider turning to their captive insurers. Compared to purchasing coverage in the traditional market, funding group healthcare plan benefits through a captive can result in a pricing advantage initially and at renewal.”

Captive insurance groups fall under many of the same favorable tax and accounting laws as do traditional insurance companies. Better yet, a captive program that is owned by its policyholders retains these profits for the benefit of its members, unlike a traditional insurance company that distributes profits to its outside stockholders. In a captive program, the members have more control of the claims process, particularly in the area of workers’ compensation. Assistance is given to the members to develop effective loss control programs to reduce the incidence of injuries. When there is a workers’ compensation claim, there is closer communication between the claims personnel, medical providers, and the employer, and all parties work toward returning the injured worker back to productive employment. All of this improves employee productivity and contributes to higher profit margins.

The benefits of being involved with a healthcare captive insurance program are plentiful, with a major component—back to our spelunking example—being the ability to now see all the data as it unfolds in front of you, whereas in the past traditional programs took all means necessary to keep clients in the dark. But by having access to this data you are now able to get better rates, create wellness programs, settle claims faster, and, perhaps most importantly, lower your annual premiums.

We’ve been able to accomplish this with a number of large organizations over the past year or so, companies that have switched from traditional insurance to a captive plan working due to having a relatively small number of employees. Both the Beaver and Johnstown Housing Authorities have experienced favorable results by participating in the program, which allows them to receive the proper data in order to make effective plan changes.

Truth be told if there is still a fear out there when it comes to any self-insured plan, it’s the misconception that there is a fear of absorbing too much risk. But there are caps in place on every employee in order to protect the group, as well as that aforementioned transparency that allows you to see the danger before it happens.

By being part of a captive you are also able to purchase and risk-share stop-loss coverage. The more employees that participate, the more you are able to spread the risk (thereby reducing the risk) and subsequently increase the availability of stop-loss coverage that smaller employers might not have access to.

When someone lowers themselves into that cave, the fear that starts to bubble up within them is the fear of the unknown, of feeling unprotected and vulnerable. But that fear can be decimated with a simple beam of light. That’s what a healthcare captive insurance plan is—a beam of light, one that can show a company the path to a better health plan and lower premiums.

My advice? Go into the light, not away from it. It’ll be a path well worth taking.

Brad Prentice, CHRS, is Vice President and Manager of the Employee Benefits Department for Duncan Financial Group. He has over 25 years in the Employee Benefits industry in many capacities including: sales, management, underwriting and alternative funding programs. For more information, contact Brad at (412) 238-7332, or at bprentice@duncangrp.com.
Healthy & Financially Well Employees  
HAPPY & PRODUCTIVE EMPLOYEES

Our Team of Specialists Can Guide Your Employees to HEALTH & FINANCIAL WELLNESS

Offering:
• Employee Financial Wellness &
• Group Benefits Programs

DUNCAN FINANCIAL GROUP

www.duncangrp.com

1501 Reedsdale Street
Suite 3000
Pittsburgh, PA 15223
(412) 238-7334

Headquarters:
311 Main Street
Irwin, PA 15642
(724) 834-9420

360 Butler Street
3rd Floor
Pittsburgh, PA 15223
(412) 238-7331

Need funding for your housing project?

FHLBank's Affordable Housing Program grants support the creation of housing for low- and very low-income households.

The 2016 funding round opens June 6. For more information, visit www.fhlb-pgh.com.

FHLBank
PITTSBURGH

800.288.3400 • www.fhlb-pgh.com
Making Your Operation Cyber-Safe:
Fore-Warning and Fore-Armed

Lynn R. Crisci, CPCU, ARM

The cyber attack launched against Target in 2013 awakened the American public to the dangers of hacking. Pennsylvania was one of the first to make changes, enacting the Breach of Personal Information Notification Act (BPINA) in 2005, followed by the Privacy of Social Security Numbers Act in 2006. BPINA applies to any “entity that maintains, stores, or manages computerized data that includes personal information” of a Pennsylvania resident and requires that in the event of a security breach, notification be provided to affected residents.

It is standard practice for those in real estate to collect and store personal information as part of creating wait lists and leases. Since BPINA defines personal information as any record that links a person’s first and last name to a social security number, driver's license, or financial account, real estate operations find themselves in the bullseye. The best way to avoid an adverse judgment is to make a good faith effort to safeguard information, but what is considered adequate? To date, there is no single standard that informs a business when their efforts are 'good' enough.

Complicating the situation is the entry of the Federal Trade Commission (FTC) into the role of cyber-watchdog. In what has become a landmark decision, the FTC brought an action against Wyndham Worldwide Corporation, alleging Wyndham failed the 'reasonable measures' standard. The FTC labeled this 'failure' as unfair trade practices perpetrated against Wyndham's customers. Although this action has been settled, the findings remain a yardstick against which any business may be measured. The conclusion reached, and the one that is most troubling for businesses, is that while the FTC has no duty to define what is considered a reasonable standard, it has the authority to judge whether standards in place meet the threshold. In effect, the FTC can tell business, “I don’t know what it is, but I’ll know it when I see it.”

This new actor opens a business to the possibility of investigation at both the federal and state level, and these investigations can be prompted by an actual data breach, or a simple consumer complaint. Until a single standard is established, there are some common sense steps any real estate business can take:

- **Have a written policy in place.** This should include notification protocols for your customers. In writing is not enough – test your plan once a year and keep a record of your test.

- **Regularly update all software.** If any of the software you use releases updates, take them. Not taking updates could open your business to allegations that it did not take reasonable steps.

- **Enforce password protocols.** Require your staff to change their passwords every thirty to forty-five days. FYI: the word 'password' is the same as not having a password! Recommend employees use short phrases as an alternate to traditional word/number combinations.

- **Audit your auditors.** Using a payroll company or an auditor? Ask about their security protocols in handling your information. If they have access to your system, make sure their procedures are at least as strong as yours.

- **Train your employees to be cyber savvy.** The number one way criminals gain unauthorized access to business systems is by duping employees. Staff cyber awareness training should be conducted annually. Your local law enforcement office may be able to help you with this.

- **Consider hiring a firm to conduct a security audit.** Keep a record of your actions following the audit.

Most experts agree it’s not a matter of ‘if’ but ‘when’ a business will be attacked. In the words of the Boy Scouts, “BE PREPARED!”

Lynn R. Crisci, CPCU, ARM is the Assistant Director for HAI Group Product Development. Prior to joining HAI Group, Lynn worked at The Hartford in their Specialty, Middle Market, and TPA Claims divisions. She brings 30 years of industry experience, developing new and innovative insurance products and programs serving the needs of the public and affordable housing industries. Lynn can be reached at lcrisci@housingcenter.com.

HAI Group serves the public and affordable housing community with special, niche insurance programs as well as value-added products and services. HAI Group is dedicated to providing reliable insurance, training, and software solutions in a manner which exceeds expectations.
HAI Group is proud to support PAHRA’s
2016 Spring Conference & Expo

Dedicated to Making a Difference

Insurance is hassle-free and affordable in our nationally recognized programs tailor-made for public and affordable housing

Participate in our ReThink: Why Housing Matters campaign to create awareness about the value and need for affordable housing

Move your housing strategies forward with HAI Group’s integrated, cloud-based housing and financial management software solution

Stretch your training budget further with quality, convenient online training designed to empower housing professionals

For more information, contact
Caroline Ruiz, Marketing Representative
800-873-0242, ext. 287
cruiz@housingcenter.com
www.housingcenter.com/insuranceinfo

Includes copyrighted material from a company under the HAI Group® family, with its permission
Representatives of the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) gathered at the State Capitol on February 23, 2016 to celebrate Housing Awareness Day as designated by Pennsylvania Senate Resolution No. 290, sponsored by Senator Rob Teplitz. The event was held to raise awareness of the continuing challenge of ending veteran homelessness and to promote the positive impact of, as well as the ongoing demand for, additional affordable housing and related services for Pennsylvania’s senior citizens, disabled persons, the working poor and low-income families with children.

Pennsylvania provides in excess of 200,000 subsidized, assisted or affordable rental dwelling units within its boundaries, funded through various Federal and State programs. But there is a continued and growing demand for more subsidized, assisted and affordable housing, which also serves to improve the socio-economic climate within Pennsylvania by benefiting not only the residents of the housing, but also their neighbors, local business, employers and their communities as a whole.

Cheryl Johns, PAHRA President and Executive Director of Altoona Housing Authority, stressed that we must continue to raise public awareness regarding housing needs in Pennsylvania.

Ben Laudermilch, Executive Director of Cumberland County Housing and Redevelopment Authorities, introduced Tom Baker, a formerly homeless disabled Vietnam Veteran of the U.S. Navy. Tom spent numerous years in shelters or on the streets, battling alcohol dependency and other medical issues. He is now very thankful to be living in a stable housing environment, receiving appropriate medical treatment and other supportive services.

Dale Gravett, Executive Director of Chester County Housing Authority, related the efforts of that agency, which is located in the wealthiest county in PA per capita, to end veteran homelessness in their area through a campaign to house 100 homeless veterans in 100 days. The Authority not only achieved, but surpassed that goal and continues to rise to the challenge through development of affordable housing for homeless or at-risk veterans.

PAHRA and its members will continue to advocate for adequate funding to ensure that all Pennsylvanians have a safe, secure, affordable, accessible place to call home, especially those who have served our country.
A SUSTAINABLE FUTURE TAKES COMPREHENSIVE PLANNING TODAY

www.MandL.net

Housing
Community Development
Economic Development
Community Planning
Special Studies

3909 Hartzdale Drive, Suite 901
Camp Hill, PA 17011-7838
717-731-1161
800 Vinial Street, Suite B-141
Pittsburgh, PA 15212-5128
412-323-1910

Providing specialty insurance coverages

- Directors & Officers Liability
- Public Officials Liability
- Employment Practices Liability
- Police Professional Liability
- Fiduciary Liability
- Network Security / Data Breach Liability
- Pollution Liability
- Crime Insurance

Contact Shawn Llewellyn for details.

Toll free 800.586.6502 ext. 9211  F Direct 804.272.9211
Fax 804.272.7852  F E-mail shawnllewellyn@pgbins.com

P&G BROKERS
A Division of Professional Governmental Underwriters, Inc.

9020 Stony Point Parkway, Suite 455
P. O. Box 35471  P. Richmond VA 23235
www.pgbins.com

Maher Duessel
Certified Public Accountants
Pursuing the Profession While Promoting the Public Good®

With offices in Pittsburgh, Harrisburg, and Butler, we have the largest staff dedicated solely to governmental, non-profit, and Single Audit issues in Pennsylvania.

Maher Duessel Celebrates 25 Years Serving Pennsylvania Housing Authorities and Other Local Governments.

Brian T. McCall, CPA, CGFM
Principal
412.535.5540
bmccall@md-cpas.com

Municipal Engineering
Highways & Bridges
Site Planning
Permitting
Planning
Architecture
Civil Engineering
Surveying & Mapping
Structural Engineering
Environmental Services
Landscape Architecture
Construction Inspection

when quality matters

Call on The EADS Group. Our Mission is to provide our clients with "Quality Service With Integrity." We are committed to providing consistent, quality work for a wide array of services optimized from concept through construction.

800.626.0904
www.eadsgroup.com

Engineering, Architecture & Design Services
Altoona  •  Clarion  •  Johnstown  •  Lewistown  •  Pittsburgh  •  Somerset  •  Cumberland

www.pahra.org | 37
A warm welcome to nearly 200 attendees of the 2016 PAHRA Capitol Conference was provided by PAHRA President Cheryl Johns, conference host Senghor Manns and Harrisburg Mayor Eric Papenfuse.

Saul Ramirez, CEO of the National Association of Housing & Redevelopment Officials (NAHRO) and Tim Kaiser, Executive Director of the Public Housing Authorities Directors Association (PHADA) shared the latest budgetary and regulatory news. These Washington insiders also reviewed the FY 2017 budget proposal in-depth and discussed where our advocacy efforts may best be focused to gain and retain maximum positive impact for our industry.

Our annual legal workshop line-up included sessions regarding E-Discovery; the Affordable Health Care Act; and Ethics. Multi-session presentations on Public Procurement and Continuum of Care were offered, and PAHRA partnered with NAHRO to provide the first of our HCV Specialist Certification series, which focused on HCV Occupancy. Our second HCV Specialist seminar will be offered at the PAHRA Spring Conference & Expo in June.

A panel of representatives from PHFA, PA DCED and Housing Alliance of PA kicked off day two by discussing state H&CD policies and programs, as well as their take on current legislative and budgetary issues within the Commonwealth. The Mid-Atlantic HUD Regional Office provided excellent guidance on the impact and implementation of HUD’s Affirmatively Furthering Fair Housing (AFFH) Rule.

Hot topics in HUD accounting were addressed including the possible recapture/offset of funds in Public Housing, HCV and COCC programs; changes to HUD, GAAP and GASB regulations; updates to RAD reporting and the FDS; as well as implementation of GASB 68 and its effect on PHA reserve levels. The PA Department of Community and Economic Development provided an overview of the Department’s priorities, programs and administrative goals for 2016, highlighting their ongoing fight against blight; and attendees dove “into the weeds” at the redevelopment forum to explore redevelopment law, its powers and uses, as well as the often overlooked subsection 1711.1 of the Urban Redevelopment Law.

Other conference highlights included our 3rd Annual Housing Awareness Day event in the Capitol Rotunda (see related story on page 36). Thought-provoking political comments were heard from:

- Senator Arthur L. Haywood, III, 4th Senatorial District, keynote speaker for the Legislative Luncheon; and
- State Representative Joseph F. Markosek, House Appropriations Committee Democratic Chairman, special guest speaker at the Capitol Conference Reception

A number of legislators also joined us at the Capitol Conference Reception, offering an opportunity for PAHRA members to enjoy time with their elected officials to relate their concerns in a casual and comfortable setting.

Dr. Terry Madonna closed out the conference as he offered interesting and insightful political analyses regarding the 2016 presidential and state elections, as well as the state budget debacle and other issues relative to our industry.
Need Help?    We Have The Key.

PENNSYLVANIA AFFORDABLE HOUSING CORPORATION

AFFORDABLE CONSULTING SERVICES
For Housing & Redevelopment Authorities,
Community Development Corporations & Community-Based Non-Profit Entities

NO INITIAL RAD CONSULTATION FEE FOR PHA’s
NEW DEVELOPMENT • REFINANCING • ACQUISITIONS • ESCO
PRESERVATION • 4% OR 9% LIHTC’S • BLIGHT REMEDIATION

CONTACT:
Perry O’Malley, President

U.S. Steel Tower, 600 Grant Street, Suite 660, Pittsburgh, PA  15219
PAHC@PAHC-CORP.COM    724.766.7734    WWW.PAHC-CORP.COM

WE SPEAK YOUR LANGUAGE
You’re invited…

…the to exhibit at PAHRA’s 2016 Spring Conference & Expo to be held June 21-24, 2016 at Hershey Lodge, Hershey, PA

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 Tuesday, June 21, there will be a welcoming Pizza & Beer Party in the exhibit area to provide time for everyone to get acquainted. On Wednesday, June 22, we host “Lunch with the Exhibitors”, which includes time for in-booth product demonstrations. Extended refreshment breaks are held in the exhibit area. Exhibitors are also invited to the evening networking and hospitality events, providing even more opportunities for personal interaction with conference attendees. And perhaps, you will decide to stay after the Expo closes to enjoy additional networking during a round of golf or PAHRA’s country 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”, an evening hospitality event or a refreshment break. Go to the Marketing tab at www.pahra.org and follow the link to view PAHRA’s 2016 Advertising & Sponsorship Opportunities, then contact us about remaining availability.

EXHIBIT & AD DETAILS
Each exhibitor receives a FREE, full-page ad in the conference program. Ad copy is due Monday, May 16, 2016. Ad specs: 4.75” wide x 7.625” high, vertical orientation. Preferred format is a high quality PDF file.

<table>
<thead>
<tr>
<th>Booth reservations due:</th>
<th>Booth setup:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday, May 16, 2016</td>
<td>Tuesday, June 21, 5 p.m. - 10 p.m.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exhibit opens:</th>
<th>Exhibit closes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wednesday, June 22, 8 a.m.</td>
<td>Thursday, June 23, 12:00 p.m.</td>
</tr>
<tr>
<td>Exhibitor’s Prize Drawings held 11:00 a.m. - 11:45 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>
</tr>
</tbody>
</table>

Hotel reservations may be made directly with Hershey Lodge by calling 1-800-HERSHEY or 717-533-3311. Be sure to ask for the PAHRA group room rate, which includes breakfast buffet and is available until May 20.
Exhibitor Registration Form

Company ____________________________________________

Address ____________________________________________

Description of products/services ____________________________________________

Contact name ____________________________________________ E-mail _________________________

Phone ____________________________________________ Cell ____________________________

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

Individuals representing firm (booth reservation fee includes two representatives):

Name ____________________________________________ Title _________________________

Name ____________________________________________ Title _________________________

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

Name ____________________________________________ Title _________________________

Name ____________________________________________ Title _________________________

Membership

□ I would like to become a PAHRA affiliate member. Enclosed is $300 for 2016 annual dues.

Affiliate dues include subscription to the PAHRA Monitor (our association’s news journal published three times per year); discounts on conference attendance, advertising and display booths; an Affiliate listing on the PAHRA website including your company’s contact information, description of your products and services AND a direct link to your email or website from www.pahra.org; an Affiliate listing in the PAHRA Member Directory, along with a complimentary copy of the directory providing current contact information for all PAHRA members and affiliates.

PAHRA Partnerships

□ Please send me more information on the benefits of becoming a PAHRA Partner or Friend of PAHRA.

You can also visit www.pahra.org, click the Marketing tab, and follow the link to 2016 Advertising and Sponsorship Opportunities or contact us by e-mail or telephone to discuss the benefits of a PAHRA partnership in detail.

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.
Join us at the Annual Conference as PAHRA celebrates 60 YEARS!

September 18-21, 2016
Omni Bedford Springs Resort
ATTORNEY IN FACT FOR HARIE

CLAIMS:
213 Smith Street
Dunmore, PA 18512
570-969-4074

WESTERN BRANCH:
Gulf Tower
30th Floor
707 Grant Street
Pittsburgh, PA
412-697-1380

ADMINISTRATION/
UNDERWRITING:
423 Jefferson Avenue
Scranton, PA 18510
570-961-5105

CLAIMS SERVICE,
NOT LIP SERVICE

A PROUD FRIEND OF

P

HRA

Pennsylvania Association of Housing
& Redevelopment Agencies