

Archived: Monday, June 26, 2023 9:50:00 PM

From: [Michalka, Paul M](#)

Sent: Tuesday, May 02, 2023 9:24:32 AM

To: [Molinaro-Thompson, Jacqueline](#) [Asad, Lee](#) [Prescott, Althea R](#)

Subject: RE: Prospect Geotechnical Report

Importance: Normal

Sensitivity: None

Jacqueline, Lee, and Reana,

I met with Mike and his staff this morning just prior to his 8:30 am call with his A/E firm to discuss my thoughts regarding the geotechnical report. The report did not offer any opinion as to whether the current geotechnical conditions raised significant concerns regarding the future stability/movement of the buildings. However, the boring logs did note that the fill extending down to roughly five feet from the surface, i.e., just below the frost line and footers, was moist to very moist. Based on the moisture conditions and site pictures provided, absent any significant soil issues, proper site grading and drainage of water away from the buildings as well as installation of a vapor barrier in the crawlspaces are key measures that should be undertaken before any other corrective work is done. With that said, I recommended Mike ask/confirm the following in his meeting with the A/E.

- Are there any significant concerns regarding the current geotechnical conditions and building stability based on the boring results?
- If yes, what are they, and what practical corrective measures are recommended to be taken. Ask about my water/moisture concerns.
- Tied in with the first point, are there significant concerns and corrective measures rise to the level that the project in part or in whole needs to be demolished and redeveloped. – Highly improbable, but should ask anyway. I would think that this would have been mentioned. – I hope!

I will follow up with Mike this afternoon.

Paul

From: Michael Alberts <malberts@jhaonline.org>

Sent: Friday, April 28, 2023 10:03 AM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: <External Message> Prospect Geotechnical Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Jacqueline & team:

The completed report from the geotechnical survey performed in Prospect is attached. We are meeting with our contracted A/E firm on Tuesday, May 2 to discuss their interpretation of the report's contents.

I am of course curious to hear the team's thoughts on the contents of this report and hope we can discuss soon.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:50:12 PM

From: [Michalka, Paul M](#)

Sent: Tue, 2 May 2023 13:55:25

To: [Michael Alberts](#)

Cc: [Molinaro-Thompson, Jacqueline Prescott, Althea R Asad, Lee](#)

Subject: RE: Prospect Geotechnical Map Update

Importance: Normal

Sensitivity: None

Attachments:

[Prospect-Geotechnical.pdf](#)  [0230502092508.pdf](#) 

Hi Mike,

I'll call you at 2:15 pm, if that works for you.

Paul

From: Michael Alberts <malberts@jhaonline.org>

Sent: Tuesday, May 02, 2023 9:38 AM

To: Michalka, Paul M <paul.m.michalka@hud.gov>

Cc: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>

Subject: <External Message> Prospect Geotechnical Map Update

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Paul,

We just got done reviewing the geotechnical report with our A/E firm. The attached map indicates their opinion of the "worst" borings, marked in red, based on the hammering data. I also attached the original report for your convenience. Feel free to call any time other than 12:00-2:00 today to discuss our A/E meeting and our next possible steps.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:50:25 PM
From: [Michael Alberts](#)
Sent: Friday, March 31, 2023 1:42:05 PM
To: [Asad, Lee](#)
Cc: [Prescott, Althea R](#) [Michalka, Paul M](#)
Subject: RE: FW: Prospect Repairs
Importance: Normal
Sensitivity: None

Hi Lee,

Between 9:00-11:00 or 12:00-1:00 would be best for me.

Thanks, looking forward to the conversation.

--Mike

From: Asad, Lee <lee.asad@hud.gov>
Sent: Friday, March 31, 2023 1:31 PM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: RE: <External Message> FW: Prospect Repairs

Hi Mike,

Paul and I would like to schedule a meeting with you next week to discuss JHA paths to modernization and potential redevelopment. We want to be certain that JHA has understanding of the relevant regulations and procedures; and to provide guidance and any necessary technical assistance needed for HUD approvals.

Are you free on Monday morning? Paul and I can be available anytime between 9AM and 1PM.

Thanks.
Lee

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, March 22, 2023 8:44 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: <External Message> FW: Prospect Repairs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Jacqueline & Team,

The attachment to this email contains rough cost estimates for the repairs as suggested by the structural engineer.

Taking the given estimates at 110 units and 19 buildings, the grand total is about \$ 7.2 million.

Our A/E firm worked with a contractor on coming up with these estimates.

We are waiting on a timeline for the geotechnical survey. We will need that whether repairs are still an option or if we have to push this out to a total redevelopment down the road.

We have a group meeting today at 10:00 AM with Prospect residents – not sure how many will attend but we will have two meetings if necessary to fit everyone in the community room. Local media found out and reported about the meeting but they were not invited - this is to be for residents only. We informed residents of this group meeting during their 1-on-1 meetings on March 13 & 14, hoping we would have more answers for them by now.

Obviously, I am curious about your thoughts on the estimates and hope we can discuss soon.

--Mike

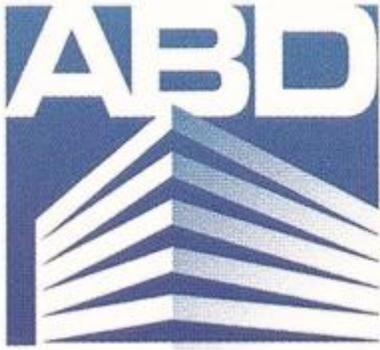
Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>
Sent: Tuesday, March 21, 2023 7:11 PM
To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>
Subject: Fw: Prospect Repairs

From: Dirk Voories <vooriesd@abdcslc.com>
Sent: Tuesday, March 21, 2023 5:46 PM
To: Wende Shurin <wshurin@jhaonline.org>
Cc: templetonmd@abdcslc.com <templetonmd@abdcslc.com>
Subject: Prospect Repairs

Wende: I know that this is a little informal but this is the best we could do in the short time. This is only budgetary but we did spend a lot of time going over everything. I had asked a contractor to come in and work out numbers with us also, so it's just not off the top of our heads. Please let me know if there is anything else we can help with.

Regards, Dirk



Building Design

Project Management

Inspection Services

Construction Services LLC

R. Dirk Voories
President

ABD Construction Services, LLC

633 Napoleon St, Johnstown, PA 15901

814-254-4346 ~ Cell 814-341-0093

Fax 814-254-4721

Email: vooriesd@abdcslc.com

Archived: Monday, June 26, 2023 9:50:38 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Fri, 3 Mar 2023 22:07:21

To: [Mike Alberts](#)

Cc: [Asad, Lee](#) [Prescott, Althea R](#) [Michalka, Paul M](#) [Horvath, Michael A](#)

Subject: RE: Johnstown Housing Task Force

Importance: Normal

Sensitivity: None

Attachments:

[Briefing Sheet on Johnstown Quality Affordable Housing Task Force.pdf](#) [Johnstown Wash DC Press Release.docx](#)

Hello Mike -

Thank you for sending this information to us. I am very pleased that you have been included in these conversations with the politicals. It will be much more productive with the housing authority at the planning table.

We can definitely start working with you on this part, excerpted below. Lee is our redevelopment expert and we can pool resources from the Section 18 special application center and office of recapitalization as needed regarding demo/dispo, redevelopment, and RAD options. I also would urge you to meet with the Allegheny County HA. They've demolished obsolete public housing and redeveloped affordable housing with LIHTC awards over the years. They also received a Choice Neighborhood planning grant so perhaps you could visit with them to hear and see what they are planning. They have in-house expertise in their finance department - Rich Stephenson, Pat Blackwell - and development specialist Ed Primm, and of course Frank Aggazio. Dr. Beverly Moore their deputy ED has expertise in resident services and I am sure that she too would be happy to meet with you: bmoore@achsng.com ; rstephenson@achsng.com; pblackwell@achsng.com ; eprimm@achsng.com; franka@achsng.com .

Create a Plan for Right-Sizing and Boosting the Quality of Johnstown Public Housing: The Task Force seeks expert support and HUD collaboration to make good and effective choices on the optimal number of public housing and voucher-supported units that should be located in Johnstown-Cambria. Johnstown seeks to understand the options and the HUD regulatory parameters for approaches including the demolition of severely distressed and obsolete housing units, the relocation and rehousing of low-income residents, conversion of public units through the HUD Rental Assistance Demonstration program, and/or the upgrade or rebuilding of public housing to be part of higher-quality, mixed-income and mixed-use developments.

I was considering planning a visit to Johnstown anyway, so this is a good excuse to get it on our calendars. I won't be participating in the Task Force, that's not the role of the field PH director. However, it sounds like RA Heckles is involved and I can't speak for Michael Horvath, but he may also be involved in some capacity.

Please give me three dates in late March and early April that would work for me to visit JHA and see some of the PH sites. Lee and/or Reana may join me, it really depends on scheduling more than anything.

Thank you for keeping us informed.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>
Sent: Thursday, February 23, 2023 3:44 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: <External Message> Johnstown Housing Task Force

Hi Jacqueline,

Positive things are happening here with local partners that have been supportive of our mission and daily operations as we consider reducing concentration of poverty and developing modern affordable housing options. We have been included in conversations with HUD Mid-Atlantic Regional Administrator Matthew Heckles, who is planning to visit Johnstown in the near future to meet with community leaders. Our task force would also like to have representation from the Pittsburgh Field Office at that meeting, if possible.

During a previous virtual meeting, Mr. Heckles suggested that we form this task force, made up of representatives from our PHA, other local organizations and elected officials. This task force will be a unified body that is committed to seeing a positive transformation of affordable housing in our area.

I have attached a draft copy of the task force's briefing sheet and also the press release from our February 1 visit to Washington DC. Please let me know if you have any questions on these ongoing discussions.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:50:52 PM
From: [Molinaro-Thompson, Jacqueline](#)
Sent: Wednesday, April 26, 2023 6:41:18 PM
To: [Michael Alberts](#)
Subject: Re: Johnstown meeting - changes
Importance: Normal
Sensitivity: None

Good team! Good luck.

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, April 26, 2023 6:15 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: <External Message> Re: Johnstown meeting - changes

Jacqueline,

Most importantly, I hope everything goes well with your father - prayers for your family!

I will check in on Friday when I'm free. The attending HUD staff indicated that they may want to visit other sites on Friday, so it will depend on their schedule and when they depart Johnstown.

We're ready to handle the big day and the JHA representatives that will be there all day includes myself, June, Chuck Arnone (our board chairman), and Darlette Haselrig (our resident board member who also worked at JHA for a long time).

--Mike

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Wednesday, April 26, 2023, 6:00 PM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: Johnstown meeting - changes

Hello Mike -

I heard late yesterday afternoon that PIH's Stephen Lucas (whom you 'met' on one of our TEAMS meetings) cannot attend the Johnstown meeting after all, and HQ asked me to attend. I am on leave tomorrow to take my Dad to a medical procedure and I can't attend the meeting in Johnstown; my Dad has to be my priority on Thursday. The RA, Ryan LaFollette, and Michael Horvath know I can't attend with them. Michael Horvath knows enough about PIH, and we communicate often enough, that he will be comfortable handling some of the questions if needed. He'll also have the savvy to know what he shouldn't answer and would bring back to me. Michael H. and the others from HUD will have your back at the meeting. Hopefully, all goes well.

Good luck. Check in with me on Friday if you have time to let me know how you think it went.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

Archived: Monday, June 26, 2023 9:51:03 PM

From: [PIH OCI](#)

Sent: Wed, 31 May 2023 18:53:31

To: [Michael Alberts](#)

Cc: [Molinaro-Thompson, Jacqueline](#), [Asad, Lee](#), [Michalka, Paul M](#), [Prescott, Althea R](#), [Fleischman, David](#), [Shelton, Thomas](#), [Culligan, Sarah A](#), [Thomas, Damien L](#)

Subject: Johnstown PA019 Extension Approval letter

Importance: Normal

Sensitivity: None

Attachments:

[Johnstown Extension Approval letter PA019.pdf](#) 

Hi Mr. Michael P. Alberts, please note the attached Johnstown extension approval letter. Thank you.

Archived: Monday, June 26, 2023 9:51:12 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Fri, 10 Mar 2023 15:32:09

To: [Horvath, Michael A](#) [Lafollette, Ryan E](#) [Kirshenbaum, K Lyn](#) [Martin, Trina A](#) [Heckles, Matthew J](#) [Sheriff, Ashley Leia](#) [Allison, Darren G](#) [Murray, Brian A](#) [Radosevich, Tara J](#) [Juaniza, Marta B](#) [Tuffour, Samuel X](#) [Scalzo, Richard J](#)

Cc: [Asad, Lee O'Sullivan, Marilyn B](#) [Gaither, Felicia R](#) [Michalka, Paul M](#) [Johnson-Turner, Brenda M](#)

Subject: Johnstown HA, PA - Prospect Homes - information

Importance: Normal

Sensitivity: None

Attachments:

[prospect homes.pdf](#)  [HS prospect homes.pdf](#) 

Hi Everyone -

I am asking that I be included in all emails about the Johnstown Housing Authority, for which I have oversight, knowledge of the facts, and direct communication with the executive director. **The roof of these units did not collapse.** I am not sure where that information came from; see highlight below.

The housing authority addressed issues identified in the 2019 REAC inspection, cited below, and our engineer worked with the housing authority on our own-developed Physical Condition Assessment (PCA) tool, conducted on Prospect Homes. This allowed the JHA to fully follow through on their annual inspections and correction of REAC deficiencies resulting from the 2019 inspection. (JHA had a new maintenance/modernization director who came on board at the time of the inspections, and the ED had been in place for about two years. Both are very competent.) We ensured the severe deficiencies and items with major point losses were mitigated/corrected.

Recently, **a part of a ceiling/drywall fell down in one unit.** The housing authority with our office's encouragement contracted for a structural engineering firm to inspect; and the final inspection occurred on the 7th. The Johnstown HA is waiting for a final report; they have a preliminary report in hand. The JHA has a good executive director, Mike Alberts, who was notifying all of the residents yesterday about the impending relocations. He believes the information about relocations was leaked to the media by one of his local partners and it was plastered on Facebook by the local media. The director did not want to talk to the residents through the media, he thought it was critical for the information to come directly from him to the residents. The housing authority also is meeting 1:1 with each household on Monday and Tuesday to explain.

Our office is in communication with the JHA and they know what their job is. We will continue to support and advise them in every way that we can, including with HUD's best general engineers: Paul Michalka, Todd Guarnieri, P.E., and Duane Durnford.

I can continue to work with our public affairs in Region II if further media inquiries are received. The JHA's director Mike Alberts will speak to the media and provide further details after he has spoken with the residents, who are his number one priority.

Please cc me on emails about this issue and the JHA.

Thank you.

Regards,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>

Sent: Friday, March 10, 2023 6:40 AM

To: Molinaro-Thompson, Jacqueline <j.molinaro@hud.gov>

Subject: FW: FOR INTERNAL AWARENESS ONLY FW: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

For your information

From: Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>

Sent: Thursday, March 9, 2023 6:15 PM

To: Horvath, Michael A <Michael.A.Horvath@hud.gov>

Cc: Kirshenbaum, K Lyn <k.ly.kirshenbaum@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>

Subject: FOR INTERNAL AWARENESS ONLY FW: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

Hey, let's hold onto this info in case additional inquiries come in. The property received a passing REAC score of 64 last year.

From: Allison, Darren G <Darren.G.Allison@hud.gov>

Sent: Thursday, March 9, 2023 6:10 PM

To: Sheriff, Ashley Leia <Ashley.L.Sheriff@hud.gov>; Murray, Brian A <Brian.A.Murray@hud.gov>; Juaniza, Marta B <Marta.Juaniza@hud.gov>; Radosevich, Tara J <Tara.J.Radosevich@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>

Cc: Tuffour, Samuel X <Samuel.X.Tuffour@hud.gov>; Scalzo, Richard J <Richard.J.Scalzo@hud.gov>

Subject: FW: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

Hi Ash,

The most recent inspection report and EHS are attached.

Sam, did a quick analysis and there were multiple roof deficiencies: missing shingles, damaged downspouts, soffits, overgrowth in gutters on a number of buildings.

In addition, there were leaking pipes and plumbing in units, water damage in ceilings, as well as, multiple leaking central water supply defects noted.

We will follow up with more analysis tomorrow.

Thank you,
Darren

From: Tuffour, Samuel X <Samuel.x.Tuffour@hud.gov>

Sent: Thursday, March 9, 2023 4:55 PM

To: Allison, Darren G <Darren.G.Allison@hud.gov>

Cc: Scalzo, Richard J <Richard.J.Scalzo@hud.gov>

Subject: RE: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

Hello Darren

This development Prospect Homes is part of the Johnstown Housing Authority with a total of 9 developments . See attached report. Inspection was completed on 9/13/2022 with a score of 64. 17 residential buildings and a community building were inspected. The roof deficiencies recorded pertained to shingles on 5 residential buildings and the community building. There was also a damaged roof gutter on 1 residential building. I tried looking for the actual building but not enough information on the internet. I will look more tomorrow

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	18	17	17	111	110	22
Common	1	1	1	-	-	-
Total	19	18	18	111	110	22

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
103	94	No

*Sam Tuffour
Manager Inspection Review and Appeals, Physical Assessment Subsystem - PASS
PIH Real Estate Assessment Center (REAC)
US Housing and Urban Development
202 475 8604 voice
202 485 0273 fax*

From: Allison, Darren G <Darren.G.Allison@hud.gov>

Sent: Thursday, March 9, 2023 4:00 PM

To: Tuffour, Samuel X <Samuel.x.Tuffour@hud.gov>

Cc: Scalzo, Richard J <Richard.J.Scalzo@hud.gov>

Subject: FW: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

Hi Sam,

A quick request.

Please look into the most recent inspection report and history of the Johnstown PA Housing Authority.

A roof collapsed and so please provide information and I will share with Ash.

Thank you,
Darren

From: Sheriff, Ashley Leia <Ashley.L.Sheriff@hud.gov>

Sent: Thursday, March 9, 2023 3:51 PM

To: Allison, Darren G <Darren.G.Allison@hud.gov>; Murray, Brian A <Brian.A.Murray@hud.gov>; Juaniza, Marta B <Marta.Juaniza@hud.gov>; Radosevich, Tara J <Tara.J.Radosevich@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>

Subject: What can you tell me about Prospect Housing - Johnstown (PA) Housing Authority

Darren & All,

Got tipped off from our friend Ryan that a roof collapsed at Public Housing property in Johnstown, PA. Press is now inquiring, but not much is out in public domain yet and have not heard from the 10th floor yet, but would assume it is coming. Apparently there were also injuries and all the residents need to be relocated.

Let me know what you can find out. Let's figure this out internally and then depending on how this evolves the rest of the day and into the coming days. I am sure we will be hearing from Dominique and OFO soon as well, so appreciate the heads up from Ryan.

Thanks,
Ash

Ash Sheriff
HUD PIH

Cell: (703.867.6136)

E-mail: Ashley.L.Sheriff@hud.gov

Pronouns: She/Her/Hers

Archived: Monday, June 26, 2023 9:51:37 PM
From: [Molinaro-Thompson, Jacqueline](#)
Sent: Fri, 3 Mar 2023 22:26:20
To: [Mike Alberts](#)
Cc: [Michalka, Paul M Asad, Lee Prescott, Althea R](#)
Subject: Johnstown Emergency Relocation AMP 1 Prospect
Importance: Normal
Sensitivity: None
Attachments:
[For Review Johnstown Housing Prospect.pdf](#) 

Mike -

Thank you for this information. I'll discuss this with my team on Monday and get back to you. In the meantime, here are some initial thoughts.

1. Other housing authorities relocate PH tenants when they are doing major modernization and redevelopment, and you could contact one of your peers to ask for their relocation plan and tweak it for your own use. Fayette would be a good resource for this: Andrew Walters is the new ED, awalter1@faycha.org. I just recommended in another email that you contact ACHA regarding redevelopment, and they are a good resource for relocation plans and practices - contact Frank Aggazio and ask him to refer you to his staff, franka@achsng.com. Pittsburgh HA also has a robust relocation policy and they are constantly moving tenants around - if you want to talk with someone let me know and I'll get in touch with them for you.
2. Vouchers are a good option however, tenants presumably will have difficulty finding units. Fayette in the past has procured an organization to assist tenants to find other housing options and to assist them with their relocation needs. You may want to look into that option so that your staff is not doing everything associated with the relocation. Relocating this many residents is more than a full time job for staff.
3. Are there any HUD Multifamily Section 8 properties in the area? If so, you could contact the owner(s) about vacancies and I could try on my end to see if anyone from HUD MFH can provide information that would be helpful for you.
4. A neighboring housing authority is also another good option for temporarily relocating tenants, however, I'm sure many or most of the residents would not want to move to another area, or could not do it if they have school aged children. Maybe a few could transfer to another housing authority though, so this is a viable option.
5. The JHA has to pay for all of the costs associated with the relocation - any security deposits, moving company costs, cost of setting up any utilities in the new place, etc. Maybe this is how the City can assist you - with some of these costs. The residents can't be burdened with any of the moving costs. There also may be other local housing resources that you or the City is aware of, that I wouldn't know about.

This is a huge undertaking and I am so very sorry the building is such that you've now got an emergency situation on your hands. This will need to be the number one priority for the JHA. Your participation in the affordable housing task force may need to take a back seat until you can get the residents safely relocated and the building structurally sound again.

Let's all talk next week as soon as possible. Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director

Pittsburgh-Buffalo Office of Public Housing

202-520-7236

From: Michael Alberts <malberts@jhaonline.org>

Sent: Friday, March 03, 2023 1:26 PM

To: Michalka, Paul M <paul.m.michalka@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>

Subject: <External Message> Johnstown Emergency Relocation AMP 1 Prospect

Jacqueline & team,

I spoke with Paul Michalka about this recently and now have documentation to support a recent incident and subsequent inspection.

We had part of a ceiling fall on a resident on January 30. We procured a complete structural inspection, which is still ongoing, but we just received a preliminary report focused on ceilings, which is attached to this email.

Due to the report stating that, "it appears all the ceilings in the residences are exhibiting the same behavior and are most likely destined for collapse," we are planning to relocate residents to vacant apartments and make other arrangements for suitable housing.

The City of Johnstown has been notified and we are waiting to hear back if they are going to take any action.

I would very much appreciate any guidance you can provide on steps to take in notifying residents and initiating relocation. Even with our emergency transfer policy, it will not be easy to move 100 families, but we feel it is the safest decision.

We do have available housing choice vouchers, but residents would still of course have a difficult time finding suitable housing from a willing landlord, even if we did immediately issue vouchers to all residents.

Please reach out when you are able to discuss with us.

--Mike

Michael P. Alberts

Executive Director

Johnstown Housing Authority

Direct: 814.532.5533

Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>

Sent: Friday, March 3, 2023 12:34 PM

To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>

Cc: Brian King <bking@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Prospect preliminary report attached. They are tentatively scheduled to inspect the footers on Tuesday, March 7th.

From: landisg@abdcslc.com <landisg@abdcslc.com>

Sent: Friday, March 3, 2023 10:57 AM

To: Wende Shurin <wshurin@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Archived: Monday, June 26, 2023 9:51:52 PM

From: [Michalka, Paul M](#)

Sent: Mon, 3 Apr 2023 15:09:25

To: [Michael Alberts](#)

Cc: [Asad, Lee](#) [Prescott, Althea R](#)

Subject: FW: FW: Prospect Repairs

Importance: Normal

Sensitivity: None

Attachments:

[Prospect Repairs.pdf](#)  [Johnstown Prospect Homes Discussion - 04032023.docx](#) 

Mike,

Thank you and your staff for your time this morning. Attached is the initial Prospect cost estimate you sent and a discussion outline of our meeting. I will provide a sample or outline of an emergency CFP grant request.

Sincerely,

Paul

Paul M. Michalka, General Engineer
HUD Pittsburgh-Buffalo Field Office of Public Housing
1000 Liberty Avenue, Suite 1000
Pittsburgh, PA 15222
(412) 848-1040 (Personal Cell)
(412) 644-5485 (Work)
(412) 644-5486 (Fax)

From: Michael Alberts <malberts@jhaonline.org>

Sent: Wednesday, March 22, 2023 8:44 AM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: <External Message> FW: Prospect Repairs

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Jacqueline & Team,

The attachment to this email contains rough cost estimates for the repairs as suggested by the structural engineer.

Taking the given estimates at 110 units and 19 buildings, the grand total is about \$ 7.2 million.

Our A/E firm worked with a contractor on coming up with these estimates.

We are waiting on a timeline for the geotechnical survey. We will need that whether repairs are still an option or if we have to push this out to a total redevelopment down the road.

We have a group meeting today at 10:00 AM with Prospect residents – not sure how many will attend but we will have two meetings if necessary to fit everyone in the community room. Local media found out and reported about the meeting but they were not invited - this is to be for residents only. We informed residents of this group meeting during their 1-on-1 meetings on March 13 & 14, hoping we would have more answers for them by now.

Obviously, I am curious about your thoughts on the estimates and hope we can discuss soon.

--Mike

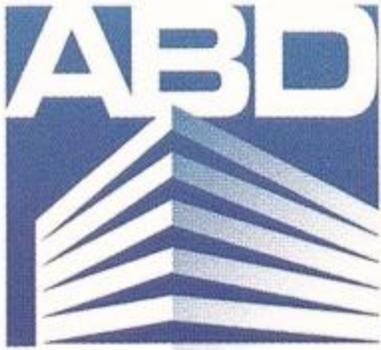
Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>
Sent: Tuesday, March 21, 2023 7:11 PM
To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>
Subject: Fw: Prospect Repairs

From: Dirk Voories <vooriesd@abdcslc.com>
Sent: Tuesday, March 21, 2023 5:46 PM
To: Wende Shurin <wshurin@jhaonline.org>
Cc: templetonmd@abdcslc.com <templetonmd@abdcslc.com>
Subject: Prospect Repairs

Wende: I know that this is a little informal but this is the best we could do in the short time. This is only budgetary but we did spend a lot of time going over everything. I had asked a contractor to come in and work out numbers with us also, so it's just not off the top of our heads. Please let me know if there is anything else we can help with.

Regards, Dirk



Building Design

Project Management

Inspection Services

Construction Services LLC

R. Dirk Voories
President

ABD Construction Services, LLC

633 Napoleon St, Johnstown, PA 15901

814-254-4346 ~ Cell 814-341-0093

Fax 814-254-4721

Email: vooriesd@abdcslc.com

Archived: Monday, June 26, 2023 9:52:05 PM
From: [Molinaro-Thompson, Jacqueline](#)
Sent: Fri, 24 Mar 2023 19:31:13
To: [Mike Alberts](#)
Cc: [Michalka, Paul M](#), [Asad, Lee](#), [Prescott, Althea R](#)
Subject: Cost of Prospect Repairs - JHA
Importance: Normal
Sensitivity: None
Attachments:
[Prospect Repairs.pdf](#) 

Hello Mike -

As we very briefly discussed today, at first blush this is an insufficient estimate and does not specify the costs that comprise the 'per unit' cost. Paul and Lee are reviewing it and will provide you with specific comments as early next week as possible. I know this is a priority and that residents are seeking information about when they might be able to return to Prospect.

Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, March 22, 2023 8:44 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: <External Message> FW: Prospect Repairs

Jacqueline & Team,

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Obviously, I am curious about your thoughts on the estimates and hope we can discuss soon.

--Mike

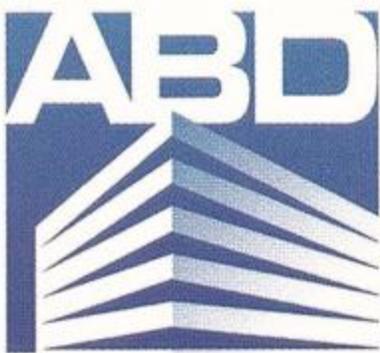
Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>
Sent: Tuesday, March 21, 2023 7:11 PM
To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>
Subject: Fw: Prospect Repairs

From: Dirk Voories <vooriesd@abdcslc.com>
Sent: Tuesday, March 21, 2023 5:46 PM
To: Wende Shurin <wshurin@jhaonline.org>
Cc: templetonmd@abdcslc.com <templetonmd@abdcslc.com>
Subject: Prospect Repairs

Wende: I know that this is a little informal but this is the best we could do in the short time. This is only budgetary but we did spend a lot of time going over everything. I had asked a contractor to come in and work out numbers with us also, so it's just not off the top of our heads. Please let me know if there is anything else we can help with.

Regards, Dirk



Building Design
Project Management
Inspection Services

Construction Services LLC

R. Dirk Voories
President

ABD Construction Services, LLC
633 Napoleon St, Johnstown, PA 15901
814-254-4346 ~ Cell 814-341-0093
Fax 814-254-4721
Email: vooriesd@abdcslc.com

Archived: Monday, June 26, 2023 9:52:17 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Fri, 24 Mar 2023 20:38:29

To: [Prescott, Althea R Asad, Lee](#)

Cc: [Michalka, Paul M](#)

Subject: Complaint from legal aid - Prospect Homes in Johnstown, PA

Importance: Normal

Sensitivity: None

Hi -

I spoke with Mike this afternoon. He said he's pretty sure that the CJP attorney (see email chain below) was seated with a woman who is the live-in aide for her daughter; the live in aide/mom is one of the most vocal people about not wanting to move; they are in a 3 bedroom (or 4, Mike couldn't recall) unit; the staff reported that the unit doesn't have equipment for the daughter, it's full of the mom's clothing.... I'll talk with the attorney next week, with our chief counsel Sorella with me. She said I should not talk to an attorney without my attorney. Wish someone would've told me that about 20 years ago.

JMT

From: Michael Alberts <malberts@jhaonline.org>

Sent: Friday, March 24, 2023 2:35 PM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: <External Message> RE: Complaint from legal aid - Prospect Homes in Johnstown, PA

Hi Jacqueline,

I can be available any time to discuss. I think I know who he was at the meeting and likely who he was with.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Friday, March 24, 2023 11:52 AM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: Complaint from legal aid - Prospect Homes in Johnstown, PA

Hello Mike -

See the email that Michael Horvath received from Dan Vitek, below. Seemingly he was at a community meeting with you and the residents this week. I told Michael Horvath to refer Dan to me. Before I talk to him (next week), I'll want to talk with you to get a sense of why he's coming to HUD with this complaint.

Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Friday, March 24, 2023 8:43 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Asad, Lee <lee.asad@hud.gov>
Subject: FW: Prospect Homes in Johnstown, PA

From: Daniel Vitek <dvitek@cjplaw.org>
Sent: Thursday, March 23, 2023 4:18 PM
To: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Subject: <External Message> Prospect Homes in Johnstown, PA

Good afternoon Michael,

I'm a staff attorney at the Community Justice Project and we recently spoke regarding the Roosevelt Building in downtown Pittsburgh. I'm writing today regarding the recent decision by the **Johnstown Housing Authority** (Cambria County) to relocate all the residents of Prospect Homes, a 100+ public housing community in Johnstown. Several residents have contacted us to complain about the decision to relocate residents and about the relocation process. After attending a community meeting yesterday put on by the Housing Authority's executive director and speaking with numerous residents, I believe I need to speak with the relevant HUD officials overseeing this Housing Authority to get a better understanding of the situation. Are you the point of contact for the Johnstown Housing Authority? If not, would you be kind enough to let me know who I should contact?

I appreciate any direction you can provide. If you would prefer that I contact legal counsel at HUD with this request, I can certainly do that, although I consider this just a general inquiry.

Thank you.

Dan Vitek

Daniel G. Vitek | Staff Attorney
412.652.9765 | dvitek@cjplaw.org
Community Justice Project
100 Fifth Ave., Suite 900 | Pittsburgh, PA 15222
T: 412.434.6002 | F: 412.434.5706 | www.communityjusticeproject.org

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Archived: Monday, June 26, 2023 9:52:31 PM

From: [Michael Alberts](#)

Sent: Fri, 10 Mar 2023 13:46:38

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Asad, Lee Michalka](#), [Paul M Prescott](#), [Althea R](#)

Subject: RE: WJAC-TV Johnstown inquiry

Importance: Normal

Sensitivity: None

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Hi Jacqueline,

WJAC caused a lot of problems yesterday. Residents were just receiving notices yesterday but WJAC found out before they were delivered and posted the information on Facebook. Residents were finding out about the relocation plan from WJAC's Facebook or text messages from others before they had any information from the housing authority.

I assume the information was leaked to the media by a school district employee - I spoke with the superintendent yesterday morning to discuss how the relocations will affect bus schedules, etc., and shortly after that, multiple school employees were questioning our staff. WJAC contacted me for an interview and said they were going to go on the air about it at 5:00 no matter what so I provided a short written statement to them, so there was at least something from us. I told them I did not want to answer any questions before our residents had the chance to ask us. After they decided to post the information online much earlier than 5:00, I stopped taking their calls.

The structural inspection is still not fully completed. They inspected all the indoors but have yet to return to inspect crawlspaces under the buildings and the building exteriors. I anticipate the diagnosis getting worse than what we have in writing so far. Our contracted A/E firm (ABD Construction Services) happens to be the same firm that the City of Johnstown uses for their Building Codes. "ABD" does not have a structural engineer on staff, so they subcontracted out the structural inspection we requested to Diviney & Associates, who submitted the preliminary report that resulted in our action. It seems that it is the subcontractor who is slow to return and finish the inspection, though we have been in regular contact with "ABD" trying to get a status.

We have 1-on-1 meetings scheduled with every resident this coming Monday & Tuesday. We have been reaching out to social service agencies and other local organizations all week so that they would be prepared for our shared clients that are facing possible homelessness.

We do not have a plan for all 101 families affected yet. We have about 15 vacancies in other public housing communities that are pretty much move-in ready, which includes our high rises for elderly & disabled, which some of our Prospect residents will qualify for. And there are approximately another 45 units that are vacant or soon to be vacant, so that totals about 60 apartments we can do mandatory transfers to in the near future. We have been reaching out to other apartment complexes in the area but there are very few vacancies. We will be asking our residents to stay with family or friends if they are able to, to help us out until we have an appropriate unit to offer them.

We expect that many residents of Prospect's row/townhouse setup will react negatively to being placed in a high-rise or mid-rise building, but it is the safest option for them. We are offering Section 8 vouchers to every family, but realize that they will still have a difficult time finding a place to rent. We would like to make sure everyone is offered comparable housing as soon as possible but it will absolutely be difficult to find landing spots for everyone.

I was in the Prospect office yesterday to speak to residents that showed up and the common theme is that they don't want to move, they feel safe, they always pass their inspections, etc. It is difficult to get them to understand that we have a structural engineer saying their ceiling is destined to collapse.

I can be available any time to discuss our situation.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Friday, March 10, 2023 7:51 AM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Asad, Lee <lee.asad@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: WJAC-TV Johnstown inquiry

Hello Mike-

We are getting media inquiries- see the question below and our response. Also we got a question, 'where will the tenants go?' Media claims they're not getting enough details from your office. I told HQ that you are a responsive, caring ED and that you and your team are still planning the relocation. I said I didn't think you received the final report from the structural engineering firm because they just finished their inspection on the 7th.

Please keep in touch, I think our office and you should meet as soon as possible today or Monday to discuss more of the details.

Thank you! Hang in.

Regards,

Jacqueline Molinaro-Thompson
Director Pittsburgh-Buffalo PIH
202.520.7236

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Friday, March 10, 2023 6:40 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Subject: FW: WJAC-TV Johnstown inquiry

For visibility

From: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Sent: Thursday, March 9, 2023 7:09 PM
To: James Platzer <jkplatzer@sbgvtv.com>

Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>

Subject: WJAC-TV Johnstown inquiry

Hello Mr. Platzer,

We received your inquiry in the HUD Philadelphia Regional Office from Shantae Goodloe.

HUD is very concerned about the welfare and safety of the residents at the Prospect Homes apartments. We have been in close touch with the Johnston Housing Authority (JHA) and will continue to do so. They are working with each affected resident to assist them with relocation. JHA has been seeking other housing resources, in addition to relocating residents to other Johnstown public housing units.

For more specifics on the locations that the housing authority has found for the residents, it is best to follow up with them directly.

Thank you for contacting us concerning the Johnstown residents.

K. Lyn. Kirshenbaum
Acting Regional Public Affairs Specialist
HUD Philadelphia Regional Office
Philadelphia, PA

From: James Platzer <jkplatzer@sbgvtv.com>
Sent: Thursday, March 09, 2023 1:56 PM
To: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>
Subject: <External Message> WJAC-TV Johnstown inquiry

Hello Shantae,

I left a voicemail for your office as well.

We are learning that a housing apartment complex is being vacated here in Johnstown, Pa. Not many details are being provided locally. They say they notified your agency.

Do you have any more information to share with us and the residents?

Below is all they will confirm at this hour.

Thank you,

Jim

Jim Platzer | News Director
WJAC-TV | 49 Old Hickory Lane | Johnstown, PA 15905
Ph: (814) 255-7654 | Fax: (814) 255-7658
Email : jkplatzer@sbgvtv.com | Web: www.wjactv.com



Our Prospect residents are being notified today that they are being asked to relocate within 30 days, due to preliminary reports received during an ongoing structural inspection. We are taking this action out of an abundance of caution. We will be meeting with our residents one-on-one and helping them in any way we can to be relocated to comparable housing. HUD and the City of Johnstown have been notified and are being updated on the situation.

Our plans are still developing while researching relocation options and coordinating with local social service agencies.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:52:49 PM

From: [Michael Alberts](#)

Sent: Wed, 22 Mar 2023 13:26:53

To: [Prescott, Althea R](#)

Cc: [Molinaro-Thompson, Jacqueline](#) [Asad, Lee](#) [Michalka, Paul M](#)

Subject: RE: REQUEST /Question - JHA relocation of people w/disabilities

Importance: Normal

Sensitivity: None

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Hi Reana,

The family in this article is being helped and transferred to an appropriate accessible unit.

At the time of the article's publishing, we did not have an available accessible unit for them, and the family indicated to us that they were fine with moving to a non-accessible unit until one became available.

Since then, a resident in an accessible unit that does not need those accommodations agreed to move, so we are making multiple moves to make sure all residents' needs are met.

We have been working with all 101 families throughout this process trying to get them all into appropriate housing.

At this time it appears we have 62 confirmed families with safe housing to relocate to – we continue with outreach daily for updates on the other families with unconfirmed moving plans.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Prescott, Althea R <althea.r.prescott@hud.gov>

Sent: Wednesday, March 22, 2023 9:18 AM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: REQUEST /Question - JHA relocation of people w/disabilities

Good Morning Mike,

We received the following article from HUDs public affairs department. Just checking in to see how accurate is this article and how the authority plans relocate residents with disabilities to units that can accommodate their needs.

Thank you.

Reana

REANA PRESCOTT, PMS
U.S. DEPT. OF HUD
(412) 644-6492
FAX: (412) 644-5486

Archived: Monday, June 26, 2023 9:53:00 PM

From: [Michael Alberts](#)

Sent: Wed, 29 Mar 2023 18:58:22

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Prescott, Althea R Asad](#), [Lee Michalka](#), [Paul M](#)

Subject: RE: Question - Prospect relocation - CJP request to HUD

Importance: Normal

Sensitivity: None

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Hi Jacqueline,

As of right now, it appears we are down to 8 or 9 families without a landing spot, at least 3 of which have refused multiple offers from us.

Remaining Prospect residents who are transferring within our public housing to a unit that is ready are scheduled to move before the 30 days are up.

Residents with a tentative transfer unit that is not yet ready could possibly still move within the 30 days.

We are still urging residents to relocate before the 30 days, utilizing hotel accommodations if necessary, paid for by JHA.

I am waiting for a return call from the City Manager to further discuss our concerns with the building structures.

As of the time of this writing, there is no action in progress to forcibly remove residents from their homes.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Wednesday, March 29, 2023 2:07 PM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: Question - Prospect relocation - CJP request to HUD

Hello Mike -

Can you confirm the authority's policy and practice regarding those residents for whom a new unit has not been identified, and households who are searching for themselves and haven't found a new place by the time the 30 days'

notice expires?

Also, I am sharing below the email I received today from the Community Justice Project. If you have any other information (beyond what you've already told us) let me know because it might help me. Our general counsel will also be in the meeting with me, she doesn't want me to have to be on my own with CJP.

Thanks.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Daniel Vitek <dvitek@cjplaw.org>
Sent: Wednesday, March 29, 2023 12:43 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kevin Quisenberry <kquisenberry@cjplaw.org>
Subject: <External Message> Prospect Homes (Johnstown Housing Authority)

Dear Director Molinaro-Thompson,

The Community Justice Project is working with tenants and advocates of the Prospect Homes public housing community owned by the Johnstown Housing Authority. As you are likely aware, the Housing Authority has chosen to abruptly relocate the entire community due to safety concerns that it has with the structure of the homes there. The residents have raised several concerns with this decision, including the haste with which the relocation is being carried out. I'm writing today to see if we can schedule a time to discuss with you the residents' concerns and get a better understanding of the situation, which I can share with the residents.

If you are willing to discuss this matter with me, please suggest some times you'd be available. Given that residents were initially told they had 30 days to relocate, which would be till next week, there is some urgency to address the situation. I'm more than happy to adjust my schedule to yours. Thank you.

Sincerely,

Dan Vitek

Daniel G. Vitek | Staff Attorney
412.652.9765 | dvitek@cjplaw.org
Community Justice Project
100 Fifth Ave., Suite 900 | Pittsburgh, PA 15222
T: 412.434.6002 | F: 412.434.5706 | www.communityjusticeproject.org

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Archived: Monday, June 26, 2023 9:53:14 PM

From: [Meyer, Stephanie](#)

Sent: Thu, 30 Mar 2023 21:31:48

To: [Art Martynuska](#) [Heyser, Christine](#) [Horvath, Michael A](#) [Mike Alberts](#) [Asad, Lee](#) [Prescott, Althea R](#)

Cc: [Miller, Desanie](#) [Hixson, Robert](#)

Subject: RE: PA Department of Human Services/Johnstown

Importance: Normal

Sensitivity: None

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We'd welcome the opportunity to do so. Thanks, Art. The Cambria County Assistance Office has started some strategic outreach and communication to all known residents to support in continuity with their benefits and updating their information. Some households are contacting advising they're seeking support through DHS's Emergency Shelter Allowance to pay for hotels and/or rehousing costs. It would be helpful to align on needs and plans, and determine what resources we may be able to assist with considering our administration of the Homeless Assistance Program (HAP) and/or Emergency Rental Assistance Program (ERAP) programs in partnership with Tracy Selak if we might include her as well. I've included my colleagues Bob Hixson who is the Executive Director of the Cambria County Assistance Office here as well as Des Miller who is a supervisor with both HAP and ERAP mentioned above.

Thanks,
Stephanie

Stephanie Meyer, LSW (she/her) | Special Assistant to the Secretary

Department of Human Services

625 Forster Street, 330C | Harrisburg, PA 17120

Phone: 717-787-1699

dhs.pa.gov



From: Art Martynuska <amartynuska@co.cambria.pa.us>

Sent: Thursday, March 30, 2023 4:15 PM

To: Heyser, Christine <cheyser@pa.gov>; Meyer, Stephanie <stmeyer@pa.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Mike Alberts <malberts@jhaonline.org>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: Re: PA Department of Human Services/Johnstown

Folks:

Can we setup a virtual meeting or conference to all get on the same page?

Art Martynuska MS, CEM, CFPS, EFO, EMT-P

Executive Director

Cambria County

Emergency Management Agency/9-1-1

401 Candlelight Dr., Suite 100

Ebensburg, PA 15931

814-472-2050 o

814-472-1439 f
814-232-5272 m
amartynuska@co.cambria.pa.us



From: Heyser, Christine <cheyser@pa.gov>
Sent: Thursday, March 30, 2023 4:04 PM
To: Meyer, Stephanie <stmeyer@pa.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Mike Alberts <malberts@jhaonline.org>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Cc: Art Martynuska <amartynuska@co.cambria.pa.us>
Subject: [EXTERNAL] RE: PA Department of Human Services/Johnstown

Sue Pratt, the regional Health Equity coordinator covering Cambria, made a great connection with the Area Agency on Aging on our behalf. They appear to be a potentially very useful partner to assist with some of the case management needs. You can reach Sue at c-suspratt@pa.gov if she can assist with any concerns related to social determinants of health.

I am free tomorrow 8-9am, 9:30-11:30, 12-4pm if anyone wants to schedule a coordination touch point.

From Sue:

Jessica Voytko, of AAA reached out to me this morning and provided the following information.

To date, Jessica's office has not received calls from JHA or the community for assistance with residents.

Generally, AAA assists persons 60 yrs and over; however, if individuals are financially qualified and are in need of services, a waiver can be considered; taken on a case by case basis. If a MARC is going to be scheduled, Jessica, is happy to attend and assist residents who meet their criteria.

Services:

1. Meal Delivery
2. Personal Care recommendations
3. Emergency Response System in place: Hotel for short periods
4. Care Management
5. Provides resources to individuals, but does not routinely follow up initially, but determines on a case by case basis.
6. Links to Nursing Home care, Personal Care

Jessica, is willing to assist residents in need of services: contact the office @814-539-2839; ask for Jessica.

Jessica Voytko's email is jvoytko@co.cambria.pa.us and direct line is 814-534-2839, if anyone has further questions.

Best,
Christine

Christine Heyser | Mass Care Coordinator
Department of Human Services | Division of Emergency Planning and Response
1310 Elmerton Ave | Harrisburg, PA 17110
Cell: 717.461.0389 | cheyser@pa.gov

From: Meyer, Stephanie <stmeyer@pa.gov>

Sent: Monday, March 27, 2023 11:58 AM

To: Heyser, Christine <heyser@pa.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Mike Alberts <malberts@jhaonline.org>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: RE: PA Department of Human Services/Johnstown

Our Office of Income Maintenance advised that that Robert (Bob) Hixson rhixson@pa.gov can be a direct contact for support with the local county assistance office.

Take care,
Stephanie

From: Heyser, Christine <heyser@pa.gov>

Sent: Friday, March 24, 2023 7:23 PM

To: Meyer, Stephanie <stmeyer@pa.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Mike Alberts <malberts@jhaonline.org>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: Re: PA Department of Human Services/Johnstown

I received a speedy response to my inquiry about moving companies in the area:

There are a number of movers in the general area of Johnstown that may be able to assist. Here is a list:

McNaughton Moving & Storage - Contact: Luke Shively
- [724.463.3571](tel:724.463.3571) - luke@mbi-avl.com - they have a Johnstown PA location

Weleski Transfer Inc - Contact: Mike Chick
- [724.224.3330](tel:724.224.3330) - mikec@weleski.com - they are located in Tarentum PA but previously had a Johnstown PA location

Dinges Moving & Storage Co, Inc - Contact: Todd Dinges
- [814.695.5081](tel:814.695.5081) - tcd@dingesmoving.com - they are located in Hollidaysburg PA

Walks Moving & Storage - Contact: Gary Walk, Jr
- [814.941.1729](tel:814.941.1729) - walksmovingandstorage@gmail.com - they are located in Altoona PA

Gearharts Moving & Storage Inc - Contact: Mike Wolford
- [814.944.5331](tel:814.944.5331) - mikewmove@aol.com - they are located in Altoona PA

Lytle's Transfer & Storage Inc - Contact: John P Boone
- [814.684.2219](tel:814.684.2219) - jpboone@lytletransfer.com - they are located in Tipton PA

Kennedy Transfer Inc - Contact: Steve Kennedy
- [814.371.7430](tel:814.371.7430) - kennttransfer@verizon.net - they are located in DuBois PA

Yeager Moving & Storage Inc - Contact: Jay Yeager
- [814.371.4690](tel:814.371.4690) - yeagermoves@yahoo.com - they are located in DuBois PA

Jamie L Frampton t/a Shaffer's Transfer - Contact: Jamie Frampton - [814.279.8048](tel:814.279.8048) - shafferstransfer@gmail.com - they are located in Somerset PA

I hope you find this information helpful and that one of these movers can assist with moves that need to be done.

Good luck,
Charlie



Charlie Morris
Executive Director
Pennsylvania Moving & Storage Associates (PMSA)
P. O. Box 66
Bethlehem PA 18016

Phone: 717-293-3269

Email: pennmovers@gmail.com

Website: www.pennmovers.org

Christine Heyser, Mass Care Coordinator

PA Dept of Human Services

717-461-0389

cheyser@pa.gov

From: Meyer, Stephanie <stmeyer@pa.gov>

Sent: Friday, March 24, 2023 5:46:34 PM

To: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Mike Alberts <malberts@jhaonline.org>; Heyser, Christine <cheyser@pa.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: PA Department of Human Services/Johnstown

Hello Mike, Lee, and Michael,

Thank you again for connecting with us this afternoon, and we appreciate the opportunity to work together with you and partners to support your tenants and the Johnstown community. So you have it my cell is 412-478-9110 and my work cell is also noted below.

We've developed Communication Toolkits and a number of resources for clients and partners related to the changes I mentioned with SNAP food assistance benefits, as well as Medical Assistance renewal processes resuming April 1. The best thing folks can do now is to communicate to tenants and support them to ensure that their address and phone number are up-to-date with DHS as soon as possible so they do not miss communications and receive renewal packets. They can update their information by contacting the Customer Service Center at 1-877-395-8930, or reporting changes online through their [COMPASS accounts](#).

www.dhs.pa.gov/SNAPCares

www.dhs.pa.gov/PHE

Take care,
Stephanie

Stephanie Meyer, LSW (she/her) | Special Assistant to the Secretary

Department of Human Services

625 Forster Street, 330C | [Harrisburg, PA 17120](#)

Phone: [717-787-1699](tel:717-787-1699)

Cell: [412-510-3943](tel:412-510-3943)

dhs.pa.gov



Archived: Monday, June 26, 2023 9:53:35 PM

From: [Michael Alberts](#)

Sent: Mon, 13 Mar 2023 20:06:03

To: [Molinaro-Thompson, Jacqueline](#) [Michalka, Paul M](#) [Asad, Lee](#) [Prescott, Althea R](#)

Cc: [Warrick, Tiffanie N](#) [McMahon, Donald K](#) [Miller, Paul K](#) [Gallagher, Leah K](#)

Subject: RE: NOTES 3/10/23 meeting with Mike Alberts Johnstown's Prospect Homes structural issues & relocation

Importance: Normal

Sensitivity: None

Attachments:

[For Review Johnstown Housing Prospect.pdf](#) 

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Hi Jacqueline & Team,

I made some notes below in red.

Meetings with our residents went well today - we got at least 13 scheduled for transfers already.

I don't think a visit is necessary at this time. If there is any additional pressure from outside sources, a visit may help.

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Monday, March 13, 2023 8:46 AM

To: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michael Alberts <malberts@jhaonline.org>

Cc: Warrick, Tiffanie N <Tiffanie.N.Warrick@hud.gov>; McMahon, Donald K <Donald.K.McMahon@hud.gov>; Miller, Paul K <paul.k.miller@hud.gov>; Gallagher, Leah K <Leah.K.Gallagher@hud.gov>

Subject: NOTES 3/10/23 meeting with Mike Alberts Johnstown's Prospect Homes structural issues & relocation

Here are my notes from meeting with Mike Alberts ED and June (deputy) on Friday, March 10, 2023. Please correct me if I got anything wrong, and let me know if I eliminated anything important. Also, if you decide a visit from us would be helpful Mike, let me know and we'll arrange it at your convenience and as soon as you want us.

In attendance from HUD - Paul Michalka, Reana Prescott, Ali Asad, JMT. Mike, feel free to forward these to June. Thank you for meeting with us and I know we'll stay in touch.

PROPERTY

- Propsect is rowhouses, three to six units per building, 101 units are occupied and there are a total of 219 people who live there - it's a mix of all ages, family types, elderly, people w/disabilities
- Propsect is located on a hill; Oakhurst Homes was built around the same time, 1943, and is on a hill and the same style; Mike is getting a similar structural engineering study of Oakhurst too
- Feb 6, Mike made a request to his A/E for a 'top to bottom/footer to roof' inspection; A/E subcontracted w/structural engineering firm; first inspection was week of Feb 13th; engineer had delays because wife was ill now he has Covid; second inspection was done 3/7

The inspection has not resumed yet. They are to return this week on 3/14 or 3/16.

- PMM advised Mike to give them an urgent timeline to complete inspection and final report; if they can't meet this, Mike should do an emergency procurement to complete this; perhaps get geotechnical engineer to look under the site
- PMM asked if there could be mine subsidence, are there coal shafts under the development
- Mike said the city used the site where Prospect is located to store debris underground from the 1936 flood !!!
This was reported by one of our employees, who said a retired employee always told him this. We have not been able to confirm yet.
- Engineer firm says the problems include heavy drywall, short nails, and the weight is pulling the plaster down, nails are slipping; over the years contractors added more plaster and the weight is bringing down plaster because the nails are short and there are no screws;
- Mike said the floors are 'warped' in units; over time the CFP tried to correct this, e.g., JHA did a full 'floor stabilization project' several years ago
The last CFP to address this was a 2019 project, Doors & Floor Stabilization in Prospect & Oakhurst
- some toilets are coming away from the flooring and some bathroom floors are now 'spongy'

RESIDENT RELOCATION

- Mike and June concluded best and safest thing to do is to relocate all residents; the structural engineer's preliminary report says the '**roof will collapse at some point**' - Mike says nobody can predict when this could be, in a year, or a week
- Mike and his team are very worried in case plaster falls on a resident in their apt (it happened once already, and cut a woman's leg), or falls on a child while they're sleeping and hurts them terribly; JHA staff is losing sleep with worry
- JHA delivered a letter to each resident on Friday with a 30 day notice because they believe this is an emergency
- JHA is meeting 1:1 with each family Monday and Tuesday (scheduled)
- Mike tried to find hotels or other 'emergency' housing resources and can't locate anything suitable; Red Cross is a part time operation and only open several hours a week so they don't have capacity to assist
- Paul suggested to contact the Army Reserve base at the local airport to see if they have available, suitable housing
- Many residents already expressed they don't want to move; everyone has to move and if they refuse to accept the alternative housing options provided by JHA, JHA will have to move to evict them from the property
- JHA has 62 current vacancies across their properties, 21 of which are move-in ready; JHA is suspending all new admissions so that these 62 units can be occupied by Prospect residents
- Some residents want HCVs though Mike is concerned they will have trouble finding housing
- Mike got commitments from several local multifamily owners, including HUD MFH owners, to hold units for his residents - it's only a couple or a few units at each site, however, every unit will help
- Some tenants said they can live with family, if they can even do that temporarily it buys JHA more time to find them a unit
- They will keep working individually with families to relocate them; JHA will of course pay for all expenses associated with the move, utilities, moving costs, security deposits, etc.
- Social service agencies are poised to assist JHA and the residents w/relocating
- Mike spoke with ACHA and Fayette to hear how they've handled relocation over the years and it really helped him to understand the process; got their policies as well; June researched all the applicable HUD regs regarding suitable housing, relocation, etc.
- Residents could move to neighboring housing authorities and JHA can accommodate that if they're willing to move - Westmoreland, Somerset, Altoona
- Utilities will remain on at Prospect after the relocation
- Most JHA properties are all in the same school district, Greater Johnstown Area School District, school said they can bus the kids from their new apt. to their school
- Mike said JHA is in a good financial position and can afford this; when the report is finalized and the JHA has a plan for mitigating the issues, PMM will look into the CFP emergency grant program and JHA can apply for these funds
- A protest is planned for next week because some local folks who are long time JHA critics said the JHA 'knew about' the issues' for years and ignored it
Thankfully, none of those critics showed up today. The only non-residents present in the community during our one-on-one meetings were positive members from city council, churches, realtors and local agencies, to offer support and

share a message about making this a positive change in their life.

I spoke with some residents before or after their meetings and they still have the same concerns; they either think it's fine and don't want to leave or they think we've known about this and say we should be giving them more time.

I showed a few vacant units to the realtor that was on-site (who I know since we both serve on the local Community Action board) and from what he could see in the ceiling & wall cracks, as well as the feel of the flooring, he also does not expect us to get a favorable final inspection report.

From: Molinaro-Thompson, Jacqueline
Sent: Friday, March 03, 2023 5:26 PM
To: Mike Alberts <malberts@jhaonline.org>
Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: Johnstown Emergency Relocation AMP 1 Prospect

Mike -

Thank you for this information. I'll discuss this with my team on Monday and get back to you. In the meantime, here are some initial thoughts.

1. Other housing authorities relocate PH tenants when they are doing major modernization and redevelopment, and you could contact one of your peers to ask for their relocation plan and tweak it for your own use. Fayette would be a good resource for this: Andrew Walters is the new ED, awalter1@faycha.org. I just recommended in another email that you contact ACHA regarding redevelopment, and they are a good resource for relocation plans and practices - contact Frank Aggazio and ask him to refer you to his staff, franka@achsng.com. Pittsburgh HA also has a robust relocation policy and they are constantly moving tenants around - if you want to talk with someone let me know and I'll get in touch with them for you.
2. Vouchers are a good option however, tenants presumably will have difficulty finding units. Fayette in the past has procured an organization to assist tenants to find other housing options and to assist them with their relocation needs. You may want to look into that option so that your staff is not doing everything associated with the relocation. Relocating this many residents is more than a full time job for staff.
3. Are there any HUD Multifamily Section 8 properties in the area? If so, you could contact the owner(s) about vacancies and I could try on my end to see if anyone from HUD MFH can provide information that would be helpful for you.
4. A neighboring housing authority is also another good option for temporarily relocating tenants, however, I'm sure many or most of the residents would not want to move to another area, or could not do it if they have school aged children. Maybe a few could transfer to another housing authority though, so this is a viable option.
5. The JHA has to pay for all of the costs associated with the relocation - any security deposits, moving company costs, cost of setting up any utilities in the new place, etc. Maybe this is how the City can assist you - with some of these costs. The residents can't be burdened with any of the moving costs. There also may be other local housing resources that you or the City is aware of, that I wouldn't know about.

This is a huge undertaking and I am so very sorry the building is such that you've now got an emergency situation on your hands. This will need to be the number one priority for the JHA. Your participation in the affordable housing task force may need to take a back seat until you can get the residents safely relocated and the building structurally sound again.

Let's all talk next week as soon as possible. Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>

Sent: Friday, March 03, 2023 1:26 PM

To: Michalka, Paul M <paul.m.michalka@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>

Subject: <External Message> Johnstown Emergency Relocation AMP 1 Prospect

Jacqueline & team,

I spoke with Paul Michalka about this recently and now have documentation to support a recent incident and subsequent inspection.

We had part of a ceiling fall on a resident on January 30. We procured a complete structural inspection, which is still ongoing, but we just received a preliminary report focused on ceilings, which is attached to this email.

Due to the report stating that, "it appears all the ceilings in the residences are exhibiting the same behavior and are most likely destined for collapse," we are planning to relocate residents to vacant apartments and make other arrangements for suitable housing.

The City of Johnstown has been notified and we are waiting to hear back if they are going to take any action.

I would very much appreciate any guidance you can provide on steps to take in notifying residents and initiating relocation. Even with our emergency transfer policy, it will not be easy to move 100 families, but we feel it is the safest decision.

We do have available housing choice vouchers, but residents would still of course have a difficult time finding suitable housing from a willing landlord, even if we did immediately issue vouchers to all residents.

Please reach out when you are able to discuss with us.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>

Sent: Friday, March 3, 2023 12:34 PM

To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>

Cc: Brian King <bking@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Prospect preliminary report attached. They are tentatively scheduled to inspect the footers on Tuesday, March 7th.

From: landisg@abdcslc.com <landisg@abdcslc.com>

Sent: Friday, March 3, 2023 10:57 AM

To: Wende Shurin <wshurin@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Archived: Monday, June 26, 2023 9:54:03 PM

From: [Michael Alberts](#)

Sent: Mon, 27 Mar 2023 13:56:24

To: [Ciaravino, Lisa A](#)

Cc: [Prescott, Althea R Asad, Lee Molinaro-Thompson, Jacqueline](#)

Subject: RE: Joyce Congressional on behalf of REDACTED 1 - 2023-3EMA-FLD-00329

Importance: Normal

Sensitivity: None

Attachments:

[Stickel, Cassandra - Joyce.pdf](#) 

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We have been working with this family and have made positive progress with them since March 20, 2023, when it appears the complaint was made.

While working to relocate 101 families from our Prospect community, we did not have enough accessible public housing units available for all the families that required such accommodations to transfer to. This family originally agreed to temporarily move into a non-accessible unit until an appropriate unit was available. Since then, an appropriate accessible unit became available and the family is currently scheduled to move into the new unit on March 31, 2023.

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Ciaravino, Lisa A <lisa.a.ciaravino@hud.gov>

Sent: Monday, March 27, 2023 9:46 AM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: Joyce Congressional on behalf of Redacted - 2023-3EMA-FLD-00329

Good Morning Michael, Attached is a Congressional regarding Redacted. Please have your staff look into this, and send your response back to Ali Asad, at lee.asad@hud.gov, Althea Prescott at althea.r.prescott@hud.gov, and Lisa Ciaravino at lisa.a.ciaravino@hud.gov by April 7th. Thank you.

Archived: Monday, June 26, 2023 9:54:14 PM
From: [Michael Alberts](#)
Sent: Tue, 28 Mar 2023 20:00:32
To: [Cochran, Malea M](#)
Cc: [Prescott, Althea R Asad](#), [Lee Michalka](#), [Paul M](#)
Subject: RE: JOHNSTOWN PHONE CALL
Importance: Normal
Sensitivity: None

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Hi Malea,

We will continue to keep your office updated on the status of relocating residents from our Prospect community.

The email sender references a group meeting where we invited residents to update them on the status of their homes and give them our full attention. We did not allow uninvited guests such as the media or local elected officials to attend the meeting.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Cochran, Malea M <malea.m.cochran@hud.gov>
Sent: Monday, March 27, 2023 9:17 AM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Cochran, Malea M <malea.m.cochran@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: JOHNSTOWN PHONE CALL

Mike:

FYI, Below is a e mail complaint that we received. No name was given or phone number.

From: molly <15days15ways@gmail.com>
Sent: Thursday, March 23, 2023 9:55 AM
To: PA_Webmanager <PAWebmanager@hud.gov>
Subject: <External Message> Johnstown Pa housing authority

Just a general question concerning the Johnstown Pa Housing Authority and the building that they are evicting residents out of due to the fact that the buildings seemed they were never maintained properly for a long time. The news also stated that at a meeting that was held by the authority , that they did not permit a local rep., or the media to attend the meeting.

Please investigate this asap for the sake of the residents and the possible misuse of HUD funding. Thank you!

Malea Cochran

Portfolio Management Specialist
Pittsburgh Office of Public Housing
U. S. Department of Housing Urban Development
William S. Moorhead Federal Building
1000 Liberty Avenue, 10th Floor
Pittsburgh, PA 15222
412-644-6494
malea.m.cochran@hud.gov

Archived: Monday, June 26, 2023 9:54:23 PM

From: [Michael Alberts](#)

Sent: Tue, 21 Mar 2023 14:38:51

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Asad, Lee](#) [Prescott, Althea R](#) [Michalka, Paul M](#)

Subject: RE: JHA Prospect - question re: inspection report

Importance: Normal

Sensitivity: None

Attachments:

[Johnstown Housing Prospect Supp Rpt.pdf](#)  [JHA Prospect Ceiling Issues.pdf](#) 

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Jacqueline & Team,

We received the completed structural inspection report this morning. That report and the completed ceiling report are both attached.

As a reminder, Prospect contains 110 units across 19 row/townhouse buildings.

It appears that the ceilings are the most immediate danger, as throughout the community they are “most likely destined for collapse.”

The full building inspection report describes observations and repair recommendations for:

- Floor Framing
- Interior Walls
- Exterior Walls
- Laundry Room Floors (laundry rooms were previously boiler rooms)

We are expecting to have an unofficial estimate on total repair costs from our A/E firm later today – I will forward that when it arrives. After our quick analysis of the reports, we believe the units would need to be gutted to sufficiently address issues with walls and flooring - ceiling replacements would be done after everything else.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Friday, March 17, 2023 7:29 AM

To: Michael Alberts <malberts@jhaonline.org>

Subject: Re: JHA Prospect - question re: inspection report

Thank you! Hang in. You are doing a great job, Mike.

From: Michael Alberts <malberts@jhaonline.org>
Sent: Thursday, March 16, 2023 7:35 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: <External Message> Re: JHA Prospect - question re: inspection report

The engineer was back on scene Wed Mar 15 and said we should have a final report by the end of this week. We will likely do further geological testing but are anxious to get that structural report to see what deficiencies they list and what our options are.

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Thursday, March 16, 2023 6:53:34 PM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: JHA Prospect - question re: inspection report

Mike -

Thanks for the information, edits, and your feedback on a HUD visit. (And thanks for attending the PHA HUD meeting yesterday, with everything you have going on, I hope it was worth your time.)

I hate emailing you with questions, we're just wondering if the inspection resumed and what is the deadline your A/E gave to the subcontractor for the final report? Or will you have to go out for an emergency procurement if they did not return by today to complete the inspection?

Thank you,

Jacqueline
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>
Sent: Monday, March 13, 2023 4:06 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Cc: Warrick, Tiffanie N <Tiffanie.N.Warrick@hud.gov>; McMahon, Donald K <Donald.K.McMahon@hud.gov>; Miller, Paul K <paul.k.miller@hud.gov>; Gallagher, Leah K <Leah.K.Gallagher@hud.gov>
Subject: <External Message> RE: NOTES 3/10/23 meeting with Mike Alberts Johnstown's Prospect Homes structural issues & relocation

Hi Jacqueline & Team,

I made some notes below in red.

Meetings with our residents went well today - we got at least 13 scheduled for transfers already.

I don't think a visit is necessary at this time. If there is any additional pressure from outside sources, a visit may help.

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Monday, March 13, 2023 8:46 AM

To: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michael Alberts <malberts@jhaonline.org>

Cc: Warrick, Tiffanie N <Tiffanie.N.Warrick@hud.gov>; McMahon, Donald K <Donald.K.McMahon@hud.gov>; Miller, Paul K <paul.k.miller@hud.gov>; Gallagher, Leah K <Leah.K.Gallagher@hud.gov>

Subject: NOTES 3/10/23 meeting with Mike Alberts Johnstown's Prospect Homes structural issues & relocation

Here are my notes from meeting with Mike Alberts ED and June (deputy) on Friday, March 10, 2023. Please correct me if I got anything wrong, and let me know if I eliminated anything important. Also, if you decide a visit from us would be helpful Mike, let me know and we'll arrange it at your convenience and as soon as you want us.

In attendance from HUD - Paul Michalka, Reana Prescott, Ali Asad, JMT. Mike, feel free to forward these to June. Thank you for meeting with us and I know we'll stay in touch.

PROPERTY

- Prospect is rowhouses, three to six units per building, 101 units are occupied and there is a total of 219 people who live there - it's a mix of all ages, family types, elderly, people w/disabilities
- Prospect is located on a hill; Oakhurst Homes was built around the same time, 1943, and is on a hill and the same style; Mike is getting a similar structural engineering study of Oakhurst too
- Feb 6, Mike made a request to his A/E for a 'top to bottom/footer to roof' inspection; A/E subcontracted w/structural engineering firm; first inspection was week of Feb 13th; engineer had delays because wife was ill now he has Covid; second inspection was done 3/7
The inspection has not resumed yet. They are to return this week on 3/14 or 3/16.
- PMM advised Mike to give them an urgent timeline to complete inspection and final report; if they can't meet this, Mike should do an emergency procurement to complete this; perhaps get geotechnical engineer to look under the site
- PMM asked if there could be mine subsidence, are there coal shafts under the development
- Mike said the city used the site where Prospect is located to store debris underground from the 1936 flood !!!
This was reported by one of our employees, who said a retired employee always told him this. We have not been able to confirm yet.
- Engineer firm says the problems include heavy drywall, short nails, and the weight is pulling the plaster down, nails are slipping; over the years contractors added more plaster and the weight is bringing down plaster because the nails are short and there are no screws;
- Mike said the floors are 'warped' in units; over time the CFP tried to correct this, e.g., JHA did a full 'floor stabilization project' several years ago
The last CFP to address this was a 2019 project, Doors & Floor Stabilization in Prospect & Oakhurst
- some toilets are coming away from the flooring and some bathroom floors are now 'spongy'

RESIDENT RELOCATION

- Mike and June concluded best and safest thing to do is to relocate all residents; the structural engineer's preliminary report says the '**roof will collapse at some point**' - Mike says nobody can predict when this could be, in a year, or a week
- Mike and his team are very worried in case plaster falls on a resident in their apt (it happened once already, and cut a woman's leg), or falls on a child while they're sleeping and hurts them terribly; JHA staff is losing sleep with worry

- JHA delivered a letter to each resident on Friday with a 30-day notice because they believe this is an emergency
- JHA is meeting 1:1 with each family Monday and Tuesday (scheduled)
- Mike tried to find hotels or other 'emergency' housing resources and can't locate anything suitable; Red Cross is a part time operation and only open several hours a week so they don't have capacity to assist
- Paul suggested to contact the Army Reserve base at the local airport to see if they have available, suitable housing
- Many residents already expressed they don't want to move; everyone has to move and if they refuse to accept the alternative housing options provided by JHA, JHA will have to move to evict them from the property
- JHA has 62 current vacancies across their properties, 21 of which are move- in ready; JHA is suspending all new admissions so that these 62 units can be occupied by Prospect residents
- Some residents want HCVs though Mike is concerned they will have trouble finding housing
- Mike got commitments from several local multifamily owners, including HUD MFH owners, to hold units for his residents - it's only a couple or a few units at each site, however, every unit will help
- Some tenants said they can live with family, if they can even do that temporarily it buys JHA more time to find them a unit
- They will keep working individually with families to relocate them; JHA will of course pay for all expenses associated with the move, utilities, moving costs, security deposits, etc.
- Social service agencies are poised to assist JHA and the residents w/relocating
- Mike spoke with ACHA and Fayette to hear how they've handled relocation over the years and it really helped him to understand the process; got their policies as well; June researched all the applicable HUD regs regarding suitable housing, relocation, etc.
- Residents could move to neighboring housing authorities and JHA can accommodate that if they're willing to move - Westmoreland, Somerset, Altoona
- Utilities will remain on at Prospect after the relocation
- Most JHA properties are all in the same school district, Greater Johnstown Area School District, school said they can bus the kids from their new apt. to their school
- Mike said JHA is in a good financial position and can afford this; when the report is finalized and the JHA has a plan for mitigating the issues, PMM will look into the CFP emergency grant program and JHA can apply for these funds
- A protest is planned for next week because some local folks who are long time JHA critics said the JHA 'knew about' the issues' for years and ignored it'

Thankfully, none of those critics showed up today. The only non-residents present in the community during our one-on-one meetings were positive members from city council, churches, realtors and local agencies, to offer support and share a message about making this a positive change in their life.

I spoke with some residents before or after their meetings and they still have the same concerns; they either think it's fine and don't want to leave or they think we've known about this and say we should be giving them more time.

I showed a few vacant units to the realtor that was on-site (who I know since we both serve on the local Community Action board) and from what he could see in the ceiling & wall cracks, as well as the feel of the flooring, he also does not expect us to get a favorable final inspection report.

From: Molinaro-Thompson, Jacqueline

Sent: Friday, March 03, 2023 5:26 PM

To: Mike Alberts <malberts@jhaonline.org>

Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: Johnstown Emergency Relocation AMP 1 Prospect

Mike -

Thank you for this information. I'll discuss this with my team on Monday and get back to you. In the meantime, here are

some initial thoughts.

1. Other housing authorities relocate PH tenants when they are doing major modernization and redevelopment, and you could contact one of your peers to ask for their relocation plan and tweak it for your own use. Fayette would be a good resource for this: Andrew Walters is the new ED, awalter1@faycha.org. I just recommended in another email that you contact ACHA regarding redevelopment, and they are a good resource for relocation plans and practices - contact Frank Aggazio and ask him to refer you to his staff, franka@achsng.com. Pittsburgh HA also has a robust relocation policy and they are constantly moving tenants around - if you want to talk with someone let me know and I'll get in touch with them for you.
2. Vouchers are a good option; however, tenants presumably will have difficulty finding units. Fayette in the past has procured an organization to assist tenants to find other housing options and to assist them with their relocation needs. You may want to look into that option so that your staff is not doing everything associated with the relocation. Relocating this many residents is more than a full-time job for staff.
3. Are there any HUD Multifamily Section 8 properties in the area? If so, you could contact the owner(s) about vacancies and I could try on my end to see if anyone from HUD MFH can provide information that would be helpful for you.
4. A neighboring housing authority is also another good option for temporarily relocating tenants, however, I'm sure many or most of the residents would not want to move to another area, or could not do it if they have school aged children. Maybe a few could transfer to another housing authority though, so this is a viable option.
5. The JHA has to pay for all of the costs associated with the relocation - any security deposits, moving company costs, cost of setting up any utilities in the new place, etc. Maybe this is how the City can assist you - with some of these costs. The residents can't be burdened with any of the moving costs. There also may be other local housing resources that you or the City is aware of, that I wouldn't know about.

This is a huge undertaking and I am so very sorry the building is such that you've now got an emergency situation on your hands. This will need to be the number one priority for the JHA. Your participation in the affordable housing task force may need to take a back seat until you can get the residents safely relocated and the building structurally sound again.

Let's all talk next week as soon as possible. Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>

Sent: Friday, March 03, 2023 1:26 PM

To: Michalka, Paul M <paul.m.michalka@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>

Subject: <External Message> Johnstown Emergency Relocation AMP 1 Prospect

Jacqueline & team,

I spoke with Paul Michalka about this recently and now have documentation to support a recent incident and subsequent inspection.

We had part of a ceiling fall on a resident on January 30. We procured a complete structural inspection, which is still ongoing,

but we just received a preliminary report focused on ceilings, which is attached to this email.

Due to the report stating that, "it appears all the ceilings in the residences are exhibiting the same behavior and are most likely destined for collapse," we are planning to relocate residents to vacant apartments and make other arrangements for suitable housing.

The City of Johnstown has been notified and we are waiting to hear back if they are going to take any action.

I would very much appreciate any guidance you can provide on steps to take in notifying residents and initiating relocation. Even with our emergency transfer policy, it will not be easy to move 100 families, but we feel it is the safest decision.

We do have available housing choice vouchers, but residents would still of course have a difficult time finding suitable housing from a willing landlord, even if we did immediately issue vouchers to all residents.

Please reach out when you are able to discuss with us.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>
Sent: Friday, March 3, 2023 12:34 PM
To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>
Cc: Brian King <bking@jhaonline.org>
Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Prospect preliminary report attached. They are tentatively scheduled to inspect the footers on Tuesday, March 7th.

From: landisg@abdcslc.com <landisg@abdcslc.com>
Sent: Friday, March 3, 2023 10:57 AM
To: Wende Shurin <wshurin@jhaonline.org>
Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Archived: Monday, June 26, 2023 9:54:58 PM

From: [Michael Alberts](#)

Sent: Thursday, May 04, 2023 8:59:21 AM

To: [Asad, Lee](#)

Cc: [Prescott, Althea R](#) [Michalka, Paul M](#) [Molinaro-Thompson, Jacqueline](#)

Subject: RE: Homeownership Funds Use - JHA

Importance: Normal

Sensitivity: None

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Lee,

A recurring meeting would be great. I think more frequent would be very useful for now, until we have definitive plans in place. I will suggest weekly meetings if your schedules allow.

Wednesdays seem to be my busiest day for existing meetings right now if that helps to try and get this penciled in.

--Mike

From: Asad, Lee <lee.asad@hud.gov>

Sent: Wednesday, May 3, 2023 4:47 PM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: RE: Homeownership Funds Use - JHA

Mike,

Let's plan to schedule a reoccurring meeting between JHA and HUD staff so that we can provide guidance and direction for any related questions pertaining to the Prospect relocation and potential revitalization plans. Do you think a monthly meeting between our respective staff would be helpful? Or should we have a more frequent occurrence?

With regard to homeownership assistance under the Uniform Relocation Act (URA)—an eligible displaced person may qualify for *Downpayment Assistance payments* in accordance with [49 CFR 24.402\(c\)](#). This provision allows a person who was a renter to elect to receive a lump sum amount for a downpayment to purchase a replacement home. Funds may be applied here under authority of the URA.

For remaining homeownership program funds—the JHA has an executed Homeownership Agreement/Plan between the PHA and HUD that outlines eligible uses remaining funds. A copy of the most recent Homeownership Plan approved by HUD's Special Application Center (SAC) is attached for reference. In general PHAs must direct proceeds for purposes relating to low-income housing that are in accordance with its homeownership plan. Such program funds may be used to provide financial assistance to income-eligible, non-public housing and/or public housing residents. Examples of eligible uses of such funds are: to fix up and administer HA-owned low-income housing, to acquire ACC or non-ACC units, to provide homebuyers help in meeting temporary mortgage arrearages, to provide non-amortizing soft second mortgages, to offer housing counseling, *and to provide down payment or closing cost assistance*.

I hope this information is helpful. We can discuss any questions regarding this item and others during our next meeting.

Thanks.

Lee

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Friday, April 21, 2023 2:39 PM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: RE: Homeownership Funds Use - JHA

Hello Mike,

Lee is probably our best resource for this. He can reach out to you next week. We may have to contact the SAC for some help with it too. And we have a repositioning specialist on our staff, Kimberly Candelario, that also may be able to assist us.

Thanks.

Jacqueline

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>
Sent: Friday, April 21, 2023 10:57 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: <External Message> Homeownership Funds Use

Jacqueline,

After discussing the assistance under the Uniform Relocation Act that could be provided to a Prospect resident who is considering purchasing a home as her relocation choice, we are examining our own previous homeownership activities.

We have remaining funds from previous sales of homes under 5(h) and Section 32 plans and would like to discuss possible uses of those funds.

Let me know who would be the best contact for this conversation.

Thank you as always,

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:55:11 PM

From: [Michael Alberts](#)

Sent: Wed, 3 May 2023 12:00:21

To: [Asad, Lee](#)

Subject: Prospect Units Offline

Importance: Normal

Sensitivity: None

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Hi Lee,

I'm reaching out to ask about taking our Prospect units offline in PIC. While no definitive decision has been made yet, we are hopeful to be able to repair them to a safe condition. However, those units will be vacant for months and possibly a year or more. As of this date, only one family remains there.

Let me know your thoughts or if you'd like to schedule a time to chat.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:55:19 PM

From: [Michael Alberts](#)

Sent: Friday, April 28, 2023 10:04:36 AM

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Michalka, Paul M Asad, Lee Prescott, Althea R](#)

Subject: Prospect Geotechnical Report

Importance: Normal

Sensitivity: None

Attachments:

[Prospect-Geotechnical.pdf](#) 

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Jacqueline & team:

The completed report from the geotechnical survey performed in Prospect is attached. We are meeting with our contracted A/E firm on Tuesday, May 2 to discuss their interpretation of the report's contents.

I am of course curious to hear the team's thoughts on the contents of this report and hope we can discuss soon.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:55:31 PM

From: [Michael Alberts](#)

Sent: Thu, 23 Feb 2023 20:43:55

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Horvath, Michael A Asad, Lee Prescott, Althea R](#)

Subject: Johnstown Housing Task Force

Importance: Normal

Sensitivity: None

Attachments:

[Briefing Sheet on Johnstown Quality Affordable Housing Task Force.pdf](#)  [Johnstown Wash DC Press Release.docx](#) 

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Hi Jacqueline,

Positive things are happening here with local partners that have been supportive of our mission and daily operations as we consider reducing concentration of poverty and developing modern affordable housing options. We have been included in conversations with HUD Mid-Atlantic Regional Administrator Matthew Heckles, who is planning to visit Johnstown in the near future to meet with community leaders. Our task force would also like to have representation from the Pittsburgh Field Office at that meeting, if possible.

During a previous virtual meeting, Mr. Heckles suggested that we form this task force, made up of representatives from our PHA, other local organizations and elected officials. This task force will be a unified body that is committed to seeing a positive transformation of affordable housing in our area.

I have attached a draft copy of the task force's briefing sheet and also the press release from our February 1 visit to Washington DC. Please let me know if you have any questions on these ongoing discussions.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:55:41 PM

From: [Michael Alberts](#)

Sent: Fri, 3 Mar 2023 18:26:01

To: [Michalka](#), [Paul M Molinaro-Thompson](#), [Jacqueline Prescott](#), [Althea R Asad](#), [Lee](#)

Subject: Johnstown Emergency Relocation AMP 1 Prospect

Importance: Normal

Sensitivity: None

Attachments:

[For Review Johnstown Housing Prospect.pdf](#) 

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Jacqueline & team,

I spoke with Paul Michalka about this recently and now have documentation to support a recent incident and subsequent inspection.

We had part of a ceiling fall on a resident on January 30. We procured a complete structural inspection, which is still ongoing, but we just received a preliminary report focused on ceilings, which is attached to this email.

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The City of Johnstown has been notified and we are waiting to hear back if they are going to take any action.

I would very much appreciate any guidance you can provide on steps to take in notifying residents and initiating relocation. Even with our emergency transfer policy, it will not be easy to move 100 families, but we feel it is the safest decision.

We do have available housing choice vouchers, but residents would still of course have a difficult time finding suitable housing from a willing landlord, even if we did immediately issue vouchers to all residents.

Please reach out when you are able to discuss with us.

--Mike

Michael P. Alberts

Executive Director

Johnstown Housing Authority

Direct: 814.532.5533

Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>

Sent: Friday, March 3, 2023 12:34 PM

To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>

Cc: Brian King <bking@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Prospect preliminary report attached. They are tentatively scheduled to inspect the footers on Tuesday, March 7th.

From: landisg@abdcslc.com <landisg@abdcslc.com>

Sent: Friday, March 3, 2023 10:57 AM

To: Wende Shurin <wshurin@jhaonline.org>

Subject: FW: ABD Landis Johnstown Housing Auth Ceiling.pdf

Archived: Monday, June 26, 2023 9:55:53 PM

From: [Michael Alberts](#)

Sent: Fri, 21 Apr 2023 14:56:59

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Asad, Lee Prescott, Althea R](#)

Subject: Homeownership Funds Use

Importance: Normal

Sensitivity: None

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Jacqueline,

After discussing the assistance under the Uniform Relocation Act that could be provided to a Prospect resident who is considering purchasing a home as her relocation choice, we are examining our own previous homeownership activities.

We have remaining funds from previous sales of homes under 5(h) and Section 32 plans and would like to discuss possible uses of those funds.

Let me know who would be the best contact for this conversation.

Thank you as always,

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:56:01 PM
From: [Michael Alberts](#)
Sent: Wednesday, March 22, 2023 8:45:23 AM
To: [Molinaro-Thompson, Jacqueline](#)
Cc: [Asad, Lee](#) [Prescott, Althea R](#) [Michalka, Paul M](#)
Subject: FW: Prospect Repairs
Importance: Normal
Sensitivity: None
Attachments:
[Prospect Repairs.pdf](#) 

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Jacqueline & Team,

The attachment to this email contains rough cost estimates for the repairs as suggested by the structural engineer.

Taking the given estimates at 110 units and 19 buildings, the grand total is about \$ 7.2 million.

Our A/E firm worked with a contractor on coming up with these estimates.

We are waiting on a timeline for the geotechnical survey. We will need that whether repairs are still an option or if we have to push this out to a total redevelopment down the road.

We have a group meeting today at 10:00 AM with Prospect residents – not sure how many will attend but we will have two meetings if necessary to fit everyone in the community room. Local media found out and reported about the meeting but they were not invited - this is to be for residents only. We informed residents of this group meeting during their 1-on-1 meetings on March 13 & 14, hoping we would have more answers for them by now.

Obviously, I am curious about your thoughts on the estimates and hope we can discuss soon.

--Mike

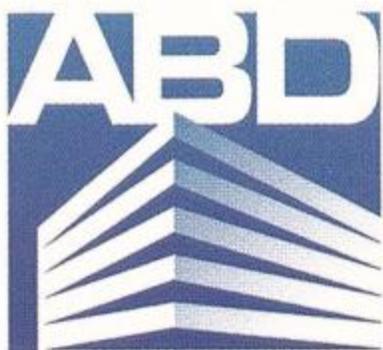
Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Wende Shurin <wshurin@jhaonline.org>
Sent: Tuesday, March 21, 2023 7:11 PM
To: Michael Alberts <malberts@jhaonline.org>; June Kohan <jkohan@jhaonline.org>
Subject: Fw: Prospect Repairs

From: Dirk Voories <vooriesd@abdcslc.com>
Sent: Tuesday, March 21, 2023 5:46 PM
To: Wende Shurin <wshurin@jhaonline.org>
Cc: templetonmd@abdcslc.com <templetonmd@abdcslc.com>
Subject: Prospect Repairs

Wende: I know that this is a little informal but this is the best we could do in the short time. This is only budgetary but we did spend a lot of time going over everything. I had asked a contractor to come in and work out numbers with us also, so it's just not off the top of our heads. Please let me know if there is anything else we can help with.

Regards, Dirk



Building Design
Project Management
Inspection Services

Construction Services LLC

R. Dirk Voories
President

ABD Construction Services, LLC
633 Napoleon St, Johnstown, PA 15901
814-254-4346 ~ Cell 814-341-0093
Fax 814-254-4721
Email: vooriesd@abdcslc.com



JOHNSTOWN LEADERS MEET WITH FEDERAL OFFICIALS IN WASHINGTON DC ABOUT CONTINUED COMMUNITY PROGRESS & REVITALIZATION

Contact: Mayor Frank Janakovic, MayorFrank@gmail.com or 814.533.2001
City Manager Ethan Imhoff, EImhoff@cojtn.com or 814.539.2504

JOHNSTOWN, PA & WASHINGTON, DC – A team of Johnstown leaders traveled to Washington, DC to meet with key federal officials on February 1, 2023 to continue Johnstown’s progress and community revitalization. Johnstown presented a strong agenda for 2023 and important requests for federal support, which were well received by the Pennsylvania congressional delegation, the White House, and federal agency officials. Mayor Frank Janakovic says, “Johnstown is moving forward and making real progress, because we are a strong team. I am very pleased that our federal representatives are a solid part of the Johnstown team too.”

On February 1, Mayor Janakovic joined with Johnstown City Manager Ethan Imhoff, Johnstown Redevelopment Authority Executive Director Melissa Komar, Chairman of the Greater Johnstown Regional Partnership Mark Pasquerilla, 1889 Foundation President Susan Mann, JARI President & CEO Linda Thomson, and Johnstown Housing Authority Executive Director Michael Alberts. The Johnstown team met with:

- **Senator Robert Casey** and his Policy Advisor for Economic Development, Infrastructure & Appropriations. Johnstown reported progress on the \$24.4 million U.S. Department of Transportation RAISE Grant which the Senator helped secure for major infrastructure upgrades, and discussed other projects which he pledged to help;
- **Congressman Dr. John Joyce** and his senior staff, where the group discussed opportunities for improved community health, quality housing, public safety, and federal grants for economic development;
- Senior staff for the **Office of Senator John Fetterman**, who discussed with the group how Senator Fetterman plans to support Johnstown’s community development and funding efforts;
- Senior officials in the **White House Office of Intergovernmental Affairs**, who strongly encouraged Johnstown to continue its successful efforts to tap into resources which the Biden Administration and Congress have put forward in major legislation over the past two years;
- The Director and the Assistant Director and other key staff in the **U.S. Environmental Protection Agency’s Office of Brownfields & Land Revitalization**, to discuss Johnstown’s major progress on brownfield projects such as the Center for Metal Arts, and Johnstown’s goals to continue the revitalization of the Inclined Plane hillside, the Moxham Bus Barns, and other areas impacted by past contamination;
- Senior officials in the **National Park Service**, to discuss Johnstown’s progress and plans for the revitalization of historic buildings such as the Johnstown Flood Museum.
- These Johnstown leaders are also in ongoing communications and collaboration with the **U.S. Department of Housing and Urban Development (HUD)** in both HUD Headquarters and the top leadership of the HUD MidAtlantic Region, about plans for short-term and longer-term progress to ensure that quality public housing is serving the Johnstown community in the best and most appropriate ways.

Mark Pasquerilla says, “We are well-organized to present strong projects to our federal partners”, and City Manager Ethan Imhoff echoes that, “Johnstown is a can-do community, and I am confident that we can do even more with continued federal support.”

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HUD-JHA Prospect Homes Repairs Discussion
04032023

- ICE

		U/P			Option 1	Option 2
Interior	Remove Ceilings and Replace with 5/8 sheet rock	\$ 9,240.00	110	\$ 1,016,400.00	\$ 1,016,400.00	\$ -
Interior	Install 1x3 Perpendicular to Joist cover with 3/8 sheetrock	\$ 7,840.00	110	\$ 862,400.00	\$ -	\$ 862,400.00
Crawl Space	Remove and Replace all Existing Flooring	\$22,960.00	110	\$ 2,525,600.00	\$ 2,525,600.00	\$ 2,525,600.00
Crawl Space	Install New Sill Plates	\$ 8,160.00	110	\$ 897,600.00	\$ 897,600.00	\$ 897,600.00
Crawl Space	Replace or Sister Joists	\$ 7,320.00	110	\$ 805,200.00	\$ 805,200.00	\$ 805,200.00
Crawl Space	Grout under Exposed Undermined Footers	\$ 4,840.00	110	\$ 532,400.00	\$ 532,400.00	\$ 532,400.00
Exterior	French Drains, Drainage, Regrading	\$29,760.00	19	\$ 565,440.00	\$ 565,440.00	\$ 565,440.00
				\$ 7,205,040.00	\$ 6,342,640.00	\$ 6,188,640.00

- Ceiling repair actions – Appears to be either of two separate options not both
- Will leveling be included with sill, joists and floor repair/replacement? Effects of leveling.
- Crawl space does not include vapor barrier and insulation.
- Does estimate include abatement/control of hazards such as lead, asbestos, vermiculite, etc.? Radon control measures per code, if applicable.
- Foundation repair and brick repointing included?
- Scope and estimate must be adjusted for significant geotechnical findings. Status of survey?
- Competitive bidding or noncompetitive?
- Contractor assisted A/E with estimate.
- TDC and HCC Costs
- Emergency CFP Application
 - Use of unobligated funds for FY 21 – 23. Consideration of PHA request for grant extension for FY 2021
 - Possible submittal of revised FY 21 and 22 5YAPs and resubmittal of FY 23 5YAP
 - PMM to provide emergency grant process
- Begin environmental review process for project.

Date of Move Out/ Transfer Out	Expiration Date	Reason
10/27/2022	04/30/2024	Other
02/23/2023	04/30/2024	Other
04/24/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
04/12/2023	04/30/2024	Relocation
02/07/2023	04/30/2024	Other
03/31/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
03/26/2023	04/30/2024	Relocation
OCCUPIED		--
03/27/2023	04/30/2024	Relocation
01/10/2023	04/30/2024	Other
03/20/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
04/13/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
03/22/2023	04/30/2024	Relocation
04/03/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
04/02/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
04/03/2023	04/30/2024	Relocation
03/24/2023	04/30/2024	Relocation
12/12/2022	04/30/2024	Other
03/25/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
04/24/2023	04/30/2024	Relocation
08/30/2022	04/30/2024	Other

03/24/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
03/21/2023	04/30/2024	Relocation
03/16/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
04/02/2023	04/30/2024	Relocation
04/03/2023	04/30/2024	Relocation
03/23/2023	04/30/2024	Relocation
03/27/2023	04/30/2024	Relocation
04/10/2023	04/30/2024	Relocation
03/26/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
04/10/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
03/15/2023	04/30/2024	Relocation
01/23/2023	04/30/2024	Other
03/28/2023	04/30/2024	Relocation
03/17/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
03/14/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
04/08/2023	04/30/2024	Relocation
03/22/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
03/15/2023	04/30/2024	Relocation
03/20/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
04/01/2023	04/30/2024	Relocation

03/31/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
03/23/2023	04/30/2024	Relocation
03/21/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
01/18/2023	04/30/2024	Other
04/04/2023	04/30/2024	Relocation
03/28/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
04/02/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
10/27/2022	04/30/2024	Other
03/20/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
04/17/2023	04/30/2024	Relocation
03/27/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
04/18/2023	04/30/2024	Relocation
04/10/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
04/02/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
04/10/2023	04/30/2024	Relocation
03/31/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
04/02/2023	04/30/2024	Relocation

03/30/2023	04/30/2024	Relocation
03/30/2023	04/30/2024	Relocation
03/24/2023	04/30/2024	Relocation
03/27/2023	04/30/2024	Relocation
04/05/2023	04/30/2024	Relocation
04/16/2023	04/30/2024	Relocation
03/27/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
03/29/2023	04/30/2024	Relocation
03/17/2023	04/30/2024	Relocation
04/07/2023	04/30/2024	Relocation
05/04/2023	04/30/2024	Relocation
04/04/2023	04/30/2024	Relocation
04/09/2023	04/30/2024	Relocation

SECTION 32
HOMEOWNERSHIP PLAN

FOR THE

COOPERSDALE HOMEOWNERSHIP PROGRAM
(PHASES I & II)

PA 28P019-021

PREPARED AND SUBMITTED BY

JOHNSTOWN HOUSING AUTHORITY
P. O. Box 419
JOHNSTOWN, PA 15907
(814) 535-7771

DECEMBER 2011

SECTION 32 HOMEOWNERSHIP PLAN

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**JOHNSTOWN HOUSING AUTHORITY
SECTION 32 HOMEOWNERSHIP PLAN
FOR
COOPERSDALE HOMEOWNERSHIP PROGRAM (PHASES I & II)
AMP PA28P019-021**

A. Purpose and Objectives of the Program

The purpose of the Section 32 homeownership plan is to define how the Johnstown Housing Authority (JHA) will carry out a lease-purchase homeownership program designed to assist lower income residents in making the transition from renter to homeowner. This plan will demonstrate that the homeownership program has been thoughtfully designed, that it is technically and financially feasible, that it is consistent with all applicable laws and regulations and that the Authority has the administrative capacity and know-how to implement the program.

This plan is required because JHA utilized HUD Replacement Housing Factor (RHF) funds, in part, to finance the construction of the four (4) dwellings built under this program. The proposed homeownership program is established as an activity within JHA's current PHA Agency Plan.

This document has been prepared in accordance with the regulatory requirements of 24 CFR 906.39 which describes the narratives and supporting documentation that must be submitted to HUD as part of the Authority's Homeownership Plan.

B. Method of Sale

JHA developed a total of four (4) single family detached homes under this program. These units are newly constructed dwellings. All four (4) homes are developed in the Coopersdale neighborhood of the City of Johnstown.

This program will be operated as a lease-purchase project. As such, each participating household will initially occupy the dwelling as a tenant for a minimum period of six months and a maximum period of twelve months. Within this window of six to twelve months, the resident will be expected to become qualified to purchase the home. Once the tenant secures a mortgage loan commitment, a loan closing will be scheduled. Johnstown Housing Authority will pass fee simple title to the buyer at closing.

A more complete description of JHA's lease-purchase guidelines are included in Section E of this document.

The sources of funding for the program include JHA Replacement Housing Factor funds, JHA's homeownership program, and City of Johnstown HOME funds.

C. Property Description

Existing ACC Units	0
New ACC Units	4
HA Acquired Non ACC Units	0
Financing Assistance Only	0
Total	4

The four newly constructed, prefabricated single-family homes under this program are located in the 21st Ward of the City of Johnstown, Cambria County, Commonwealth of Pennsylvania. A description of each property and the type of dwelling to be constructed follows.

Phase I	Property #1:	260 Boyer Street, Johnstown PA 15906	
		Lot Size: Floor area: Configuration:	.172176 acres 1592 square feet Three bedrooms Two and one half bathrooms Paved driveway and detached garage Two story + basement
		Construction: Fair market value:	Prefabricated \$76,500
	Property #2:	256 Boyer Street, Johnstown PA 15906	
Phase II		Lot Size: Floor area: Configuration:	.172176 acres 1640 square feet Three bedrooms One bathroom Paved driveway and detached garage Two story + basement
		Construction: Fair market value:	Prefabricated \$75,500
	Property #3:	252 Boyer Street, Johnstown PA 15906	
		Lot Size: Floor area: Configuration:	.258264 acres 1628 square feet Three bedrooms Two and one half bathrooms Paved driveway and detached garage Two story + basement
	Construction: Fair market value:	Prefabricated \$78,000	
	Property #4:	248 Boyer Street, Johnstown PA 15906	
		Lot Size: Floor area: Configuration:	.260078 acres 1059 square feet Three bedrooms One bathroom One story fully accessible ranch Paved driveway and attached garage
		Construction: Fair market value:	Prefabricated \$78,000

D. Repair or Rehabilitation

JHA does not intend to sell existing public housing units, nor does it intend to acquire units that are in need of repair. The units to be sold under this program are newly constructed, prefabricated single-family homes. Each new dwelling unit complies with local code requirements, as evidenced by a certificate of occupancy.

E. Purchaser Eligibility and Selection Criteria

This program involves a lease-purchase feature. Participation in the homeownership program will be based on the ability of the prospective buyer to manage current debt obligations. The purpose of the initial lease period is to provide participants with an opportunity to establish credit and/or correct prior credit deficiencies. In order to participate in this program, the buyer will be expected to secure a mortgage loan commitment at the end of the lease term. JHA may, at its discretion, extend the lease term for a participant, if it is determined that additional time is needed to enable the family to secure a mortgage loan commitment.

Participants without savings or checking accounts will be encouraged to open an account with a local lender or credit union. Participants with prior credit difficulties will be required to attend additional credit counseling approved by the Johnstown Housing Authority.

In order to participate in the homeownership program, prospective applicants must meet certain guidelines:

1. Each participant must complete a program application.
2. Participants must agree to occupy the dwelling as their principal residence.
3. At least one family member must be gainfully employed or have an established source of continuing homeownership appropriate income which has existed for a period of time.
4. Participants will be selected in the following order:
 - a) Current residents of JHA public housing units and individuals on the public housing waiting list
 - b) JHA Section 8 residents and individuals on the Section 8 waiting list
 - c) Individuals who are not residents of the JHA (general public residing in Cambria County)
 - d) Individuals residing outside of Cambria County

Participants who are JHA residents:

- a) Resident must be current in all rent obligations.
- b) Resident must not have any outstanding charges for damages to their, or any, apartment.
- c) Resident must be current in any and all utility payments to their, or any, apartment.

d) Resident must not be in violation of any clause of their lease.

Participants who are not residents of the Johnstown Housing Authority:

- a) Resident must be current in all rent obligations, which will be verified through their existing landlord.
 - b) Resident must not have any outstanding charges for damages to their, or any, apartment.
 - c) Resident must be current in any and all utility payments owed to either the landlord or local utility provider.
 - d) Resident must not be in violation of any clause of their existing lease.
5. Acceptance as a participant will be conditioned upon receipt of an acceptable credit report and a criminal record check free of any relevant criminal activity.
 6. For admission to the program, an applicant must have a minimum gross annual income of at least \$16,950, not to exceed 80% of Area Median Family Income per family size (HUD low-income limits).
 7. Participant must have a good rental history with either the Johnstown Housing Authority or private landlord.
 8. Participant must be able to pay 30 percent of adjusted income towards the rent during the lease term. Rent is not to exceed the Fair Market Rents, per bedroom size, which are established annually by HUD. Also, participant will be liable for the payment of cable, electric, and telephone during the participant's lease term. The Johnstown Housing Authority will be responsible for the payment of sewer, water, trash, and heat during the initial lease term. The Authority will pay insurance on the dwelling unit during the initial lease period and a payment in lieu of taxes (PILOT) will be paid by JHA to the local real estate taxing authorities. Participants will be encouraged to maintain renter's insurance on their personal property during the initial lease term.
 9. Participants will not be able to utilize Section 8 certificates or vouchers to meet their lease obligations.
 10. Participants will agree to purchase the house at the end of a one-year lease term. JHA may, at its discretion, extend the lease period if the participating family requires additional time to secure a mortgage loan.
 11. Participants will be required to contribute a downpayment equal to one percent (1%) of the purchase price of the property and contribute its own resources, other than grants, gifts, contributions, or similar accounts, to the amount of the downpayment.
 12. Participants may be given the option of purchasing the house earlier than the one-year lease term, provided that the participant has rented the house for at least six months and all requirements of the program have been met.
 13. The participant's monthly payment for mortgage and housing expenses (i.e., principal, interest, taxes, insurance, maintenance, utilities, and other recurring costs) may not exceed 35% of the applicant's adjusted income.

Prospective participants will be advised of the homeownership program through flyers and direct mailings to all current JHA residents.

For prospective participants who are not JHA residents or included on JHA waiting lists, the Authority's fair housing marketing strategy is as follows:

- Advertisements in local newspapers
- Placement of flyers in local real estate offices
- Placement of flyers in local lending institutions that sponsor homeownership seminars
- Placement of flyers at the offices of local neighborhood organizations
- Coordination with the City of Johnstown's HOME-funded homeownership program

Additional information on JHA's outreach efforts is included in Section G of this document.

Interested parties will be provided with an application form. Applicants will be required to provide the following documentation at the time of initial application:

- Current address
- Name and contact information for current landlord
- Birth dates and social security numbers for all family members
- Employer for all family members
- Names and addresses of all income sources and assets
- Signed release forms that permits JHA to verify applicant information

At the time that the applicant's name reaches the top of the waiting list, JHA will contact the applicant to obtain additional information, as follows:

- Birth certificates, social security cards, medical cards and driver's licenses for all family members
- Vehicle registrations
- Proof of income and assets
- Evidence of child care expenses

A copy of JHA's application form, special needs determination questionnaire, emergency information sheet and release form is included in Appendix "V" of this document.

F. Sale and Financing

Upon completion of construction, the property will be appraised. The property will be sold at its appraised fair market value.

During the initial lease term, the resident will contribute 30 percent of their adjusted household income towards the rent. Rent is not to exceed the Fair Market Rents for the area, per bedroom size, that are established annually by HUD. Rent payments will accumulate in an escrow account. The participant's lease payments will be used to pay any deposits that are required for

the utilities to be activated, the cost of the usage of the utilities, maintenance on the home, and the JHA management fee.

During the initial lease period, the resident will accumulate personal savings to meet the downpayment requirement of the Program. The required downpayment is equal to one percent (1%) of the purchase price of the property (lot and dwelling). Once the participant has accumulated the required downpayment and has secured a mortgage commitment, a closing will be scheduled.

There will be various sources of public subsidy involved in the proposed homeownership program, as follows:

- JHA will use HUD Replacement Housing Factor (RHF) funds as a permanent development subsidy. This development subsidy will fill the gap between the actual cost of developing the sales housing unit and the fair market value of the lot and house package after construction. This subsidy is provided in the form of a grant.
- A deferred second position zero interest loan will be incorporated into the financing package in order to render the monthly cost of principal, interest, taxes and insurance affordable to the buyer. Once the amount of the buyer's primary mortgage loan is known, the deferred loan will fill the gap (if any) between the selling price and the combined amount of the buyer's downpayment and primary mortgage loan. The lien position of the deferred loan will be subordinated to that of the primary lender. The amount of the deferred loan will be determined on a case-by-case basis. No repayment of the deferred loan would be required for as long as the original buyer occupies the home as his/her principal residence. If the original buyer occupies the property for a period of ten years, the entire amount of the deferred loan would be forgiven. However, if the original buyer should sell the property during the initial ten years of occupancy, the entire amount of the deferred loan would become due and payable. The deferred loan will be capitalized through two sources. First, the City of Johnstown has committed \$70,000 in federal HOME assistance for Phase I homes (260 Boyer Street and 256 Boyer Street) and \$70,000 in HOME assistance for Phase II homes (252 Boyer Street and 248 Boyer Street). If the total amount of deferred loan resources exceeds \$140,000, JHA will utilize recycled funds from its homeownership program to fill the void.
- Each homebuyer will receive \$3,000 in closing cost assistance from the Cambria Community Development Corporation following the submission of an application and approval of the same by CCDC and provided funds remain available. In the event that CCDC would not have sufficient funding, JHA would use program reserves to assist the family with \$3,000 in closing cost assistance. Regardless of the source, the closing cost assistance is provided in the form of a deferred loan. No payments will be due on this loan as long as the family continues to live in the unit. Twenty percent (20%) of the loan will be forgiven each year until the family reaches 100% forgiveness after five years. If the family moves or sells the unit, or defaults on the mortgage prior to the 10 year affordability period, a portion of the loan will be due and payable if net proceeds remain after the outstanding mortgage debt is satisfied.
- Each homebuyer will be entitled to a real estate tax rebate for the first five years of homeownership. In the first year, the buyer will be entitled to a rebate equal to 100% of the actual real estate taxes paid. In subsequent years, the amount of the rebate will be

reduced by 20% per year, such that in the fifth year of homeownership, the buyer will be entitled to a rebate equal to 20% of the actual real estate taxes paid.

Deed restrictions and/or restrictive covenants will be recorded by JHA to enforce the various loan conditions described above. This will ensure compliance with the requirements of 24 CFR 906.207 and 906.15(b).

If the homeowner wishes to sell the property within five years from the date of initial ownership (i.e., closing date), written approval of JHA must be obtained. JHA will retain the option to re-purchase the property for the amount of the mortgage loan balance. If it elects to exercise its option to re-purchase the property, JHA will satisfy any and all liens and encumbrances against the property. JHA will then re-sell the property to a qualified buyer. Proceeds from the resale of the property will be returned to the Authority's Homeownership Program and will be used to carry out additional homeownership activities.

The following chart demonstrates how a hypothetical purchase transaction in the amount of \$65,000 is affordable to households in various income tiers.

	50% of Median Household Income	60% of Median Household Income	80% of Median Household Income
Sales price	65,000	65,000	65,000
Closing costs	3,000	3,000	3,000
Total cash required of buyer	68,000	68,000	68,000
Sources:			
Buyer downpayment (1%)	650	650	650
Buyer closing costs	2,500	2,500	2,500
First mortgage loan	48,850	50,850	51,850
JHA/HOME principal reduction	16,000	14,000	13,000
Total sources	68,000	68,000	68,000
Maximum household income	27,450	31,020	43,900
Monthly household income	2,287	2,585	3,658
Monthly principal and interest *	233	242	247
Taxes and insurance	150	150	150
Proposed PITI	383	392	397
Debt to income ratio	22.5%	19.77%	15.0%

* Assumes a 30 year repayment term and an interest rate of 4.00%.

G. Consultation with Residents and Purchasers

A general announcement, including resident participation criteria, will be mailed to all current residents and those families currently on the JHA waiting lists. A meeting will be scheduled at public housing sites and with Section 8 residents (if necessary) and with persons on the JHA waiting lists (if necessary) to explain the program.

A general announcement will be placed in the local paper and local media to make the general public aware of the application process only after the JHA has made every effort to fill the units with public housing residents and applicants and Section 8 residents and applicants.

There will be an application period between the public meetings and application deadline. This will provide the participants with the time necessary to complete their application, look at available properties, and ask any necessary questions. Applications will be due by a specific date.

Applications will be evaluated and placed in the order they were received, by date and time of application. A credit report and a criminal record check will be completed for all eligible applicants. After the initial screening, each eligible applicant will be interviewed at the time they reach the number one position on the applicant waiting list. The purpose of the interview will be to make a final determination of eligibility based upon the credit history, criminal record report, and a subjective evaluation of the participant's previous rental history.

A ranking of eligible applicants will then be made according to the following criteria:

1. Residency in Johnstown Housing Authority-managed property
2. Prior rental history
3. Length of current employment
4. Successful completion of a recognized self-sufficiency or job training program
5. Potential for successful completion of lease-purchase program
6. Prior credit history.

Applicants will be selected for participation based on the above criteria. Applicants who are approved for participation in the lease-purchase program will be given the choice of one of the available properties. Approved applicants will select the available properties based on their application date. The first applicant will be given the first choice of one of the properties. Subsequent applicants will then choose from the remaining properties.

Participants will have three days to choose a property and inform the Johnstown Housing Authority of their selection.

H. Counseling

The Johnstown Housing Authority will sponsor the following workshops for participants.

➤ Homeownership

All participants in the homeownership program will be required to complete a homeownership preparedness program approved by JHA. The program will prepare participants for homeownership, obtaining a mortgage, and homeownership issues after the purchase, such as budgeting. JHA will also provide counseling for participants with budget difficulties or prior credit deficiencies and will formulate an

action plan that the participant must follow in order to purchase the home at the end of the lease term.

➤ Home Maintenance

Participants will receive training in basic home repairs and basic lawn care. This workshop will be conducted by the maintenance staff of the Johnstown Housing Authority.

I. Sale via Purchase and Resale Entity (PRE)

There is no PRE involvement in this program. The land is already owned by JHA. JHA will assemble the development team (architect, general contractor, etc.). The improved property will be conveyed from JHA to the homebuyer. The homebuyer must live in the unit and the unit shall be the family's principal residence.

J. Non Purchasing Residents

This program involves new construction. The program will not generate displacement of existing residents.

K. Sale Proceeds

If and when the homebuyer decides to sell the property, the proceeds from the sale will be used to pay off the first mortgage loan. During the HOME period of affordability, any net proceeds that remain after the first mortgage loan is paid off will be shared equally by JHA and the original homeowner. Upon expiration of the period of affordability, none of the net proceeds will be recaptured by JHA. Any sale proceeds recaptured by JHA will be used to perpetuate the Authority's homeownership program.

L. Records, Accounts and Reports

The Johnstown Housing Authority will be responsible for the maintenance of records and reports of all activities associated with the program. JHA will be responsible for maintaining copies of minutes, agendas, and sign-in sheets from resident meetings conducted as part of its homeownership program. JHA will likewise maintain files for each purchaser that includes pay stubs, tax returns, credit report, log of consultations, HQS inspection/compliance, downpayment and closing costs. JHA will retain copies of all closing documents in the applicant's file. An independent audit will be conducted on an annual basis. This program will be under the direction of the Johnstown Housing Authority's Executive Director.

M. Budget

**Phase I (260 Boyer Street and 256 Boyer Street)
Approximate Costs**

Bonds/Permits/Insurance	14,569.00
Electrical Systems	9,132.00
Plumbing	4,175.00
Storm Sewers	7,200.00
Sanitary Sewers	9,600.00
Water Distribution Systems	5,000.00
Gas Distribution Systems	4,280.00
General Conditions	1,300.00
Excavation	25,000.00
Concrete	37,000.00
Various Interior Work	9,500.00
Various Exterior Work	11,000.00
Painting	7,000.00
Modular Houses	250,000.00
Street Work	6,000.00
Yard Work	7,000.00
Garage Work	34,200.00
Punch List	4,000.00
Heating Systems	8,366.00
Subtotal	454,322.00

Phase II (252 Boyer Street and 248 Boyer Street)
Approximate Costs

Bonds/Permits/Insurance	10,570.00
Electrical Systems	6,000.00
Plumbing	1,360.00
Storm Sewers	5,400.00
Sanitary Sewers	9,920.00
Water Distribution Systems	10,400.00
Gas Distribution Systems	2,250.00
General Conditions	18,360.00
Excavation	14,811.75
Concrete	35,883.00
Masonry	8,960.00
Roofing	5,204.00
Carpentry	17,700.25
Painting	9,061.00
Modular Houses	183,414.00
Street Work	6,510.00
Yard Work	9,596.00
Punch List	1,900.00
Heating Systems	20,960.00
Subtotal	378,260.00

N. Timetable

Activity	Phase I	Phase II
Resident meetings and other consultations N/A <input type="checkbox"/>	Mar 2008 to Apr 2008	Mar 2010 to Apr 2010
When each source of funding will be secured	Mar 2008 to Apr 2008	Mar 2010 to Apr 2010
Units to be acquired N/A <input checked="" type="checkbox"/>		
Units to be rehabilitated N/A <input checked="" type="checkbox"/>		
Units to be sold N/A <input type="checkbox"/>	Based on HUD approval	Based on HUD approval
Marketing and outreach process	May 2008 to Aug 2008	May 2010 to Aug 2010
Duration of counseling and training N/A <input type="checkbox"/>	Aug 2008 through Aug 2012	

P.O. Box 419
Johnstown, PA 15907
Phone: (814) 535-7771



FAX: (814) 536-1768
TDD: (814) 535-2711
www.jhaonline.org

May 8, 2023

PA019000100 PROSPECT HOMES

- **Prospect Unit Vacancies**

Prepared by: Michael P. Alberts, Executive Director 

PA019 Johnstown Housing Authority's Prospect Community consists of 19 row/townhouse buildings and 110 total units.

On March 3, 2023, we received a preliminary structural inspection report that listed concerns with ceilings throughout the community. In order to keep our residents safe, we made the difficult decision to relocate the 101 families that were living there. The large majority of families were successfully relocated within 30 days of their notice.

We are still in the process of determining the future of our Prospect community. The full structural inspection report noted multiple deficiencies in addition to the ceilings that will need to be corrected before we can consider the units to be safe to occupy. A geotechnical survey report received on April 27, 2023 did not reveal any additional serious concerns. It has been determined that the structures can be repaired, but funding availability and other considerations will affect our decisions to perform repairs or pursue other revitalization actions.

The units will remain vacant until they are deemed safe to occupy.

There are no contracts in place yet for any repair or modernization work in Prospect.

If we proceed with repair actions, we would likely finish multiple buildings at a time in phases, to get relocated residents back in their homes as soon as possible. Under this method, some buildings/units would be ready to occupy before others. We expect that it would take up to a year or longer to complete repairs on all 110 units.



**REPORT OF SOIL BORINGS
PROSPECT HOMES**

JOHNSTOWN, PENNSYLVANIA

Prepared for:

ABD Construction Services, Inc.
633 Napoleon Street
Johnstown, PA 15901

Apex File: ABD002-0628200-23005673
April 25, 2023



Apex Companies, LLC
165 East Union Street Suite 100
Somerset, PA 15501
Phone (814) 443-3344 Fax (814) 444-0365

**ABD Construction Services, Inc.
Prospect Homes
Johnstown, Pennsylvania**

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Attachment 1: Boring Logs

EXHIBITS:

Exhibit 1: Boring Location Plan

EXECUTIVE SUMMARY

The purpose of our geotechnical exploration was to determine the nature of the subsurface soil, rock, and groundwater conditions adjacent to the 16 residential structures at the property. Apex Companies, LLC (Apex) performed thirty-five (35) standard penetration test (SPT) borings (B1 through B32, B3A, B3B, and B28A) for this study. The borings were advanced to depths ranging from approximately 5.3 to 21.1 feet below existing surface grades.

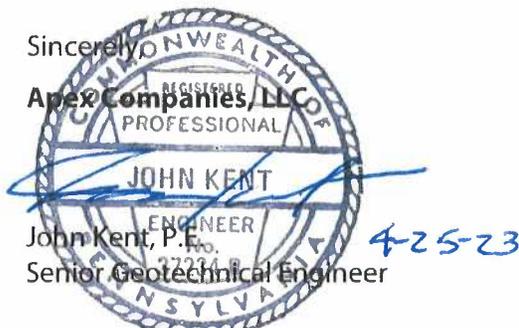
A surface layer of topsoil or asphalt pavement and aggregate base was underlain by man-placed fill at many of the boring locations. The fill included loose to medium dense coarse sand with gravel (SP) and clayey sand with gravel (SC), and soft to stiff sandy clay with gravel (CL). The fill was observed to extend to depths ranging from approximately 1.5 to 13.5 feet below existing surface grades.

The native soils encountered in the borings consisted of medium dense clayey sand with gravel (SC) and medium stiff to stiff sandy clay with gravel (CL). Weathered sandstone bedrock was penetrated below the fill and native soils at depths ranging from approximately 0.3 to 13.5 feet below the existing ground surface. The sandstone was encountered in each boring except B3 and provided auger or split-barrel sampler refusal at most boring locations.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Sincerely,

Apex Companies, LLC



John Kent, P.E.
Senior Geotechnical Engineer

CC: Sue Toth, Apex Program Manager

1.0 INTRODUCTION

1.1 Scope of Services

Apex Companies, LLC (Apex) performed a geotechnical exploration and completed the following scope of services for this project:

1. Performed SPT borings, prepared boring logs depicting the subsurface soil conditions encountered during our field exploration, and prepared a boring plan illustrating the locations of the borings.
2. Reviewed and visually classified the soil and rock samples obtained during our field exploration.
3. Provided a discussion of the existing soil, rock, and groundwater conditions revealed by the borings performed at the site.

1.2 Project Description

Apex Companies, LLC (Apex) was requested by ABD Construction Services (ABD) to perform borings adjacent to the existing 16 residential structures located on the subject property. Apex understands that various types of structural distress have been observed and documented (by others) within the buildings.

2.0 OBSERVATIONS

2.1 Site Description

The project site is located at the terminus of Crouse Avenue in Johnstown, Pennsylvania. The property contains sixteen (16) multi-unit 1- and 2-story residential structures with crawl spaces. We understand that the buildings were constructed in the 1940s.

2.2 Field Exploration

Thirty-five (35) standard penetration test (SPT) borings (B1 through B32, B3A, B3B, and B28A) were performed at the approximate locations illustrated on Exhibit 1: Boring Location Plan. Boring locations B1 through B32 were established by ABD Construction Services. Borings B3A, B3B, and B28A were offset borings located by Apex. The offset of boring B3 was to determine the depth of the fill located in the area of Building Q. Boring B28 located at Building D encountered a soft soil strata. Due to the soft strata, Apex offset B28 to determine if the soft area extended toward the corner of Building D. An Apex representative staked the borings at the site using the provided site plan and estimating distances from the existing buildings and other site features.

The drilling was performed by Mountain Research using a Geoprobe track-mounted hollow stem auger drill rig. The borings were advanced to depths ranging from approximately 5.3 to 21.1 feet below existing surface grades. An Apex representative was present during the drilling program to log the soil and rock samples recovered from the borings and observe groundwater levels.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound drop hammer free falling 30 inches. The sum of the number of blows required for the second and third 6-inch increments of penetration is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength, consistency, and/or relative density.

2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified in general accordance with the Unified Soil Classification System (ASTM D2487). The samples will be retained in our laboratory for 30 days and then discarded, unless otherwise requested to be retained by ABD.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. Apex will be pleased to provide these services for an additional fee, if required.

2.4 Subsurface Conditions

The boring logs resulting from our field exploration are presented in Attachment 1: Boring Logs. The logs contain the soil and rock descriptions, and the groundwater levels recorded in the boreholes. Note that the boring data reflect information from the specific test locations only and soil and rock conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions on the logs are based upon visual characterizations of the recovered samples using the Unified Soil Classification System.

A surface layer of topsoil or asphalt pavement and aggregate base was underlain by man-placed fill at many of the boring locations. The fill included loose to medium dense coarse sand with gravel (SP) and clayey sand with gravel (SC), and soft to stiff sandy clay with gravel (CL). The fill was observed to extend to depths ranging from approximately 1.5 to 13.5 feet below existing surface grades.

The native soils encountered in the borings consisted of medium dense clayey sand with gravel (SC) and medium stiff to stiff sandy clay with gravel (CL). Weathered sandstone bedrock was penetrated below the fill and native soils at depths ranging from 0.3 to 13.5 feet below the existing ground surface. The sandstone was encountered in each boring except B3 and provided auger or split-barrel sampler refusal at most boring locations.

Apex performed offsets of borings B3 and B28. Boring B3 was offset to determine the depth of the fill located at the corner of Building Q. This fill consisted of loose ash with coal fragments that extended to a depth of 9 feet in B3B. Boring B28 located near Building D was offset to evaluate a soft soil strata. B28 received an N-value of 0 from 3.0 to 4.5 feet. Apex offset the boring approximately 10 feet toward the corner of the building to further evaluate the soft strata. B28A received an N-value of 3 from 3.0 to 4.5 feet. This material consisted of sandy clay with gravel (CL).

2.5 Groundwater Conditions

On the dates of our field exploration (April 10 through 14, 2023), groundwater was not encountered in the borings. Note that the groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences.

3.0 REPORT LIMITATIONS

This report has been prepared for the exclusive use of ABD Construction Services for the existing Prospect residential development located at the terminus of Crouse Avenue in Johnstown, Cambria County, Pennsylvania. The report has been prepared in accordance with generally accepted geotechnical engineering practices; no other warranty, either express or implied, is made. Apex is not responsible for any claims, damages, or liability associated with any third party's interpretation or reuse of this report without the express written consent of Apex.

The information submitted in this report is based in part upon the data obtained from the borings performed at the subject property. This data is valid only at the specific boring locations. The report does not reflect variations which may occur between or away from the boring locations.

ATTACHMENT 1
BORING LOGS

GEOTECHNICAL TEST BORING LOG

Boring No. B1
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels			
Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/10/2023	Dry		
4/11/2023	Dry		

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/10/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 53.3028"
 Longitude: 78° 54' 42.7788"
 Grid Coordinates: _____

Coal Seam ID _____ Bottom Depth (ft) _____ Bottom Elevation (MSL) _____
 SWL measured by: JSL

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT			U _c (tsf) or RQD%	
							Blows per 6"	N SPT	% Recov.		
0.2	0.2	XXXXXXXXXX		Topsoil			3				
				Coarse Sand with gravel (SP), black and brown, loose, moist (FILL)		S1 0.0' - 1.5'	4 4	8	80	--	
2.5	2.3			Clayey Sand with some gravel (SC), brown, loose, very moist		S2 1.5' - 3.0'	4 2	6	60	--	
3.0	0.5			Gravel with sand clay (GP), little clay, brown, medium dense, moist		S3 3.0' - 4.5'	7 15	22	80	--	
5.0	2.0		5	Sandstone, weathered, brown		S4 4.5' - 6.0'	14 23 34	57	100	--	
					S5 6.0' - 7.5'		31 41 34	75	100	--	
					S6 7.5' - 9.0'		16 20 32	52	100	--	
			10		S7 9.0' - 10.5'		16 20 24	44	100	--	
12.0	7.0				S8 10.5' - 12.0'		27 24 28	52	100	--	
					End of Boring at 12.0'						
			15								
			20								
			25								
			30								
			35								
			40								

GEOTECHNICAL TEST BORING LOG

Boring No. B4
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/10/2023	Dry		
4/11/2023	Dry		

SWL measured by: JSL

Coal Seam ID _____
 Bottom Depth (ft) _____
 Bottom Elevation (MSL) _____

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/10/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 18' 56.064"
 Longitude: 78° 54' 40.7484"
 Grid Coordinates: _____

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.1	0.1	XXXXXXXXXX		Topsoil		S1 0.0' - 1.5'	2 4 13	17	100	--
						S2 1.5' - 3.0'	16 30 47	77	100	--
			5	Sandstone, weathered, brown		S3 3.0' - 4.3'	16 50 50/3	>50	100	--
						S4 / 4.5' - 4.8'	50/3	>50	100	--
						S5 6.0' - 6.7'	50 50/2	>50	100	--
						S6 7.5' - 8.1'	50 50/1	>50	100	--
9.2	9.1		10	End of Boring at 9.2'		S7 / 9.0' - 9.2'	50/2	>50	100	--
			15							
			20							
			25							
			30							
			35							
			40							

GEOTECHNICAL TEST BORING LOG

Boring No. B5
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/10/2023	Dry		
4/11/2023	Dry		

SWL measured by: JSL

Coal Seam ID _____
 Bottom Depth (ft) _____
 Bottom Elevation (MSL) _____

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/10/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory:
 Latitude: 40° 19' 55.1892"
 Longitude: 78° 54' 40.9428"
 Grid Coordinates: _____

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT			U _c (tsf) or RQD%
							Blows per 6"	N SPT	% Recov.	
0.1	0.1	XXXXXXXXXX		Topsoil		S1	2	6	100	--
1.5	1.4	#####		Sandy Clay with gravel (CL), brown, medium stiff, moist (FILL)		0.0' - 1.5'	2			
		.....		Sandstone, weathered, brown		S2	14	49	100	--
		.....			1.5' - 3.0'		14			
		.....	5		3.0' - 4.4'		22	>50	79	--
		.....			4.4' - 4.7'		40			
		.....			4.7' - 6.1'		50/2	>50	0	--
6.6	5.1	.....		Auger Refusal at 6.6' End of Boring at 6.6'		S5 / 6.0' - 6.1'	50/1	>50	100	--
		.....	10							
		.....	15							
		.....	20							
		.....	25							
		.....	30							
		.....	35							
		.....	40							

GEOTECHNICAL TEST BORING LOG

Boring No. B6
 Surface Elev.
 Surveyed by: Apex
 Survey Method: GPS
 Coal Seam ID

Measured Static Water Levels		
Date Measured	Depth (ft)	Elevation (MSL)
4/10/2023	Dry	
4/11/2023	Dry	

SWL measured by: JSL

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/10/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 55.0632"
 Longitude: 78° 54' 40.2948"
 Grid Coordinates:

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.3	0.3	XXXXXXXXXX		Topsoil		S1 0.0' - 1.5'	4 24 50	74	100	--
						S2 1.5' - 2.4'	21 50/4	>50	100	--
			5	Sandstone, weathered, brown		S3 3.0' - 4.5'	28 36 40	76	100	--
						S4 4.5' - 5.3'	28 50/3	>50	88	--
						S5 / 6.0' - 6.2'	50/2	>50	100	--
8.1	7.8			Auger Refusal at 8.1' End of Boring at 8.1'		S6 / 7.5' - 7.7'	50/2	>50	100	--
			10							
			15							
			20							
			25							
			30							
			35							
			40							

GEOTECHNICAL TEST BORING LOG

Boring No. B7
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/10/2023	Dry		
4/11/2023	Dry		

SWL measured by: JSL

Coal Seam ID _____
 Bottom Depth (ft) _____
 Bottom Elevation (MSL) _____

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/10/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 56.2188"
 Longitude: 78° 54' 40.122"
 Grid Coordinates: _____

▽ = A0
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT			U _c (tsf) or RQD%
							Blows per 8"	N SPT	% Recov.	
0.2	0.2	XXXXXXXXXX		Topsoil		S1	3	6	93	--
1.5	1.3	#####		Sandy Clay with gravel (CL), brown, medium stiff, moist		0.0' - 1.5'	3			
		.....				S2	19	67	100	--
		.....				1.5' - 3.0'	30			
		.....	5			S3	28	78	100	--
		.....				3.0' - 4.5'	40			
		.....		Sandstone, weathered, brown		S4	38	29	100	--
		.....				4.5' - 6.0'	17			
		.....				S5	14	26	87	--
		.....				6.0' - 7.5'	10			
		.....				S6	15	31	87	--
		.....	10			7.5' - 9.0'	11			
		.....				S7	10	>50	93	--
		.....				9.0' - 10.4'	16			
10.6	9.3	.....		End of Boring at 10.8'		S8 / 10.5' - 10.8'	15	>50	100	--
									
		.....	15							
									
		.....	20							
									
		.....	25							
									
		.....	30							
									
		.....	35							
									
		.....	40							

GEOTECHNICAL TEST BORING LOG

Boring No. B8
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/11/2023	Dry		
4/12/2023	Dry		

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/11/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 52.9752"
 Longitude: 78° 54' 39.2256"
 Grid Coordinates: _____

Coal Seam ID _____
 Bottom Depth (ft) _____
 Bottom Elevation (MSL) _____
 SWL measured by: JSL

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.2	0.2	XXXXXXXXXX		Topsoil			3			
0.7	0.5	#####		Sandy Clay w/ gravel (CL), brown, very stiff, moist (FILL)		S1 0.0' - 1.5'	16 30	46	100	--
						S2 / 1.5' - 1.9'	50/4	>50	100	--
						S3 / 3.0' - 3.4'	50/4	>50	100	--
			5	Sandstone, weathered, brown		S4 4.5' - 5.3'	44 50/3	>50	100	--
						S5 / 6.0' - 6.4'	50/4	>50	100	--
						S6 / 7.5' - 7.9'	50/4	>50	100	--
9.1	8.4					S7 / 9.0' - 9.1'	50/1	>50	100	--
			10	End of Boring at 9.1'						
			15							
			20							
			25							
			30							
			35							
			40							

GEOTECHNICAL TEST BORING LOG

Boring No. B9
 Surface Elev.
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels			
Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/11/2023	Dry		
4/12/2023	Dry		

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/11/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 54.2892"
 Longitude: 78° 54' 38.5812"
 Grid Coordinates:

Coal Seam ID Bottom Depth (ft) Bottom Elevation (MSL) SWL measured by: JSL

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.3	0.3	XXXXXXXXXX		Topsoil		S1	2			
0.8	0.5	#####		Sandy Clay w/ gravel (CL), brown, very stiff, moist (FILL)		0.0' - 1.5'	4	26	100	--
1.5	0.7	.....		Clayey Sand w/ gravel (SC), brown, medium dense, moist (FILL)		S2	22			
		.....				1.5' - 2.4'	52	>50	100	--
		.....				S3	50/3	>50	100	--
		.....	5	Sandstone, weathered, brown		3.0' - 3.8'	50/4	>50	100	--
		.....				S4 / 4.5' - 4.9'	50/4	>50	100	--
6.7	5.2	.....		Auger Refusal at 6.4' End of Boring at 6.7'		S5	42	>50	100	--
		.....				6.0' - 6.7'	50/2			
		.....	10							
		.....	15							
		.....	20							
		.....	25							
		.....	30							
		.....	35							
		.....	40							

GEOTECHNICAL TEST BORING LOG

Boring No. B10
 Surface Elev. _____
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/11/2023	Dry		
4/12/2023	Dry		

SWL measured by: JSL

Coal Seam ID _____
 Bottom Depth (ft) _____
 Bottom Elevation (MSL) _____

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/11/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: ---
 Latitude: 40° 19' 55.4592"
 Longitude: 78° 54' 38.6172"
 Grid Coordinates: _____

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.4	0.4	XXXXXXXXXX		Topsoil			2			
1.7	1.3	#####		Sandy Clay with gravel (CL), brown, medium stiff, moist (FILL)		S1 0.0' - 1.5'	2 2	4	100	--
		#####		Sandstone, weathered, brown		S2 1.5' - 2.8'	25 50/3	>50	100	--
		#####	5		S3 / 3.0' - 3.4'	50/4	>50	100	--	
		#####			S4 / 4.5' - 4.9'	50/4	>50	100	--	
		#####			S5 / 6.0' - 6.2'	50/2	>50	100	--	
6.6	4.9	#####			Auger Refusal at 6.6' End of Boring at 6.6'					
			10							
			15							
			20							
			25							
			30							
			35							
			40							

GEOTECHNICAL TEST BORING LOG

Boring No. B11
 Surface Elev.
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/11/2023	Dry		
4/12/2023	Dry		

Coal Seam ID Bottom Depth (ft) Bottom Elevation (MSL) SWL measured by: JSL

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/11/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 56.0964"
 Longitude: 78° 54' 38.25"
 Grid Coordinates:

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.4	0.4	XXXXXXXXXX		Topsoil			2			
1.5	1.1	#####		Sandy Clay with gravel (CL), brown, medium stiff, moist (FILL)		S1 0.0' - 1.5'	2 2	4	80	--
2.2	0.7	.....		Clayey Sand with gravel (SC), brown, medium dense, moist (FILL)		S2 1.5' - 3.0'	3 19 30	49	100	--
6.3	4.1	.....	5	Sandstone, weathered, brown and gray		S3 3.0' - 4.5'	13 22 34	56	100	--
		.....		Auger Refusal at 6.3' End of Boring at 6.3'		S4 4.5' - 5.6'	27 32 50/1	>50	100	--
		.....				S5 / 6.0' - 6.2'	50/2	>50	100	--
		.....	10							
		.....	15							
		.....	20							
		.....	25							
		.....	30							
		.....	35							
		.....	40							

GEOTECHNICAL TEST BORING LOG

Boring No. B13
 Surface Elev.
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/11/2023	Dry		
4/12/2023	Dry		

SWL measured by: JSL

Coal Seam ID
 Bottom Depth (ft)
 Bottom Elevation (MSL)

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/11/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 19' 57.7164"
 Longitude: 78° 54' 37.7712"
 Grid Coordinates:

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT			U _c (tsf) or RQD%
							Blows per 8"	N SPT	% Recov.	
0.2	0.2	XXXXXXXXXX		Topsoil			2			
0.6	0.4	#####		Sandy Clay w/ gravel (CL), brown, very stiff, moist (FILL)		S1 0.0' - 1.5'	19 36	55	100	--
3.0	2.4	.....		Sandstone fragments, some sand, brown, dense, moist (FILL)		S2 / 1.5' - 1.8'	50/3	>50	100	--
3.4	0.4	#####		Sandy Clay with gravel (CL), brown, very stiff, moist		S3 3.0' - 3.9'	25 50/4	>50	100	--
5.3	1.9	.....	5	Sandstone, weathered, brown		S4 4.5' - 5.0'	50 50/0	>50	100	--
				Auger Refusal at 5.3' End of Boring at 5.3'						
			10							
			15							
			20							
			25							
			30							
			35							
			40							

GEOTECHNICAL TEST BORING LOG

Boring No. B26
 Surface Elev.
 Surveyed by: Apex
 Survey Method: GPS

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/13/2023	Dry		
4/14/2023	Dry		

Project Name : Prospect Homes
 Drilling Method: HSA
 Date Drilled: 04/13/23
 Drilled By: Mountain Research
 Logged By: Jonah Lambie
 Township: City of Johnstown
 County, State: Cambria
 Quadrangle: Johnstown
 Laboratory: --
 Latitude: 40° 20' 02.7456"
 Longitude: 78° 54' 36.5796"
 Grid Coordinates:

Coal Seam ID Bottom Depth (ft) Bottom Elevation (MSL) SWL measured by: JSL

▽ = AD
 ▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.2	0.2	XXXXXXXXXX		Topsoil		S1 0.0' - 1.5'	2 3 2	5	100	0.0
		#####		Sandy Clay with gravel (CL), brown, medium stiff to stiff, moist to very moist		S2 1.5' - 3.0'	2 1 3	4	100	0.0
		#####			S3 3.0' - 4.5'	2 4 7	11	80	1.5	
6.0	5.8	#####	5		S4 4.5' - 6.0'	8 12 20	32	100	--	
		#####			S5 6.0' - 7.5'	16 20 26	46	100	--	
		#####		Sandstone, weathered, brown		S6 7.5' - 9.0'	27 30 34	64	100	--
		#####	10		S7 9.0' - 9.8'	40 50/3	>50	100	--	
11.9	5.9	#####			S8 10.5' - 11.9'	48 20 50/3	>50	100	--	
		#####		End of Boring at 11.9'						
		#####	15							
		#####	20							
		#####	25							
		#####	30							
		#####	35							
		#####	40							

GEOTECHNICAL TEST BORING LOG

Boring No. B28A

Surface Elev. _____

Surveyed by: Apex

Survey Method: GPS

Coal Seam ID _____

Measured Static Water Levels

Date Measured	Depth (ft)	Elevation (MSL)	Notes
4/14/2023	Dry		

SWL measured by: JSL

Bottom Depth (ft) _____ Bottom Elevation (MSL) _____

Project Name : Prospect Homes

Drilling Method: HSA

Date Drilled: 04/14/23

Drilled By: Mountain Research

Logged By: Jonah Lambie

Township: City of Johnstown

County, State: Cambria

Quadrangle: Johnstown

Laboratory: --

Latitude: 40° 20' 01.0320"

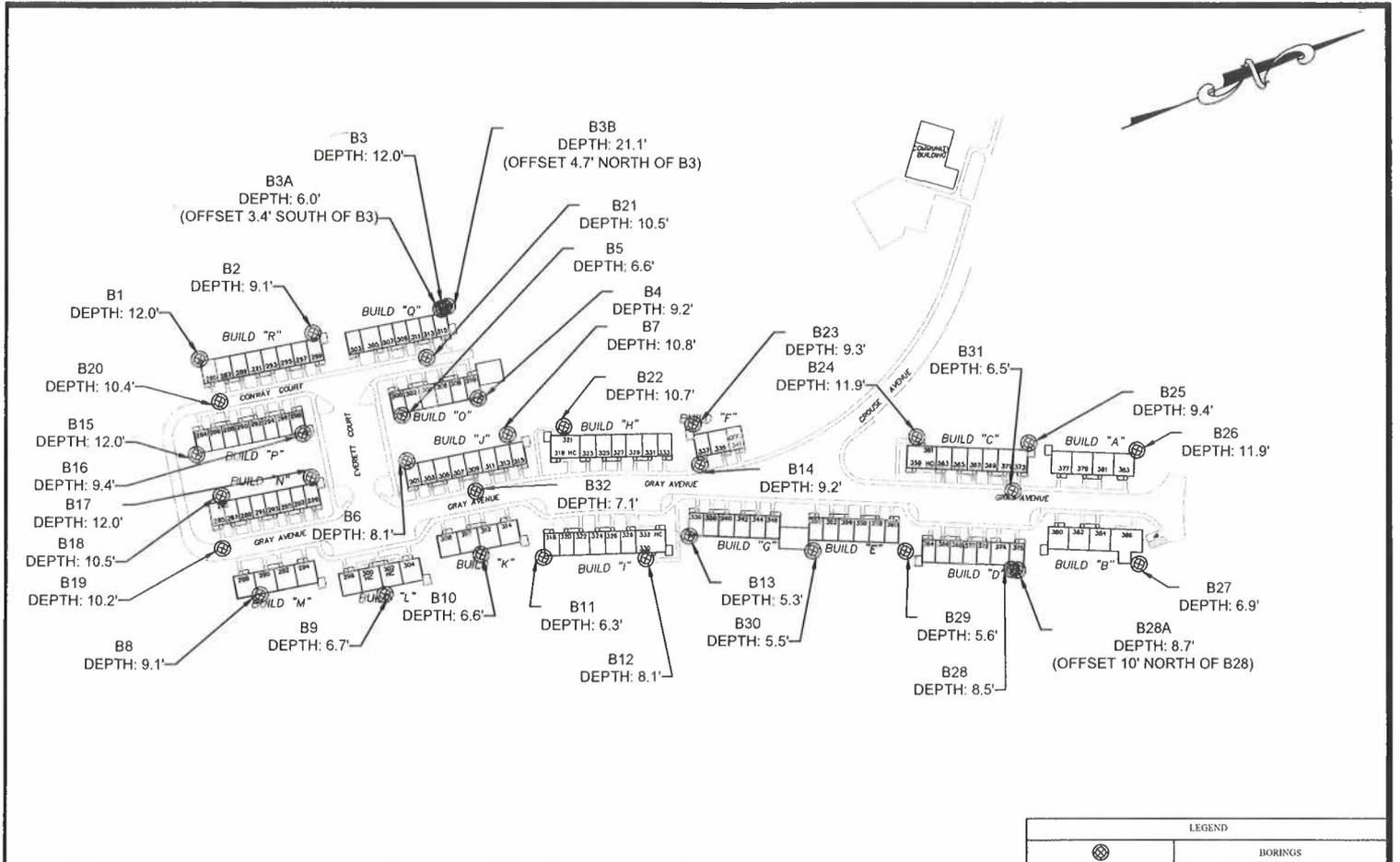
Longitude: 78° 54' 35.5680"

Grid Coordinates: _____

▽ = AD
▼ = 24 hr.

Depth (ft)	Thickness (ft)	Graphic Log	Scale	Lithologic Description: rock type, weathering, color, fracturing, minerals (pyrite, carbonate), etc.	Water Conditions	Sample	SPT		% Recov.	U _c (tsf) or RQD%
							Blows per 6"	N SPT		
0.3	0.3	XXXXXXXXXX		Topsoil		S1 0.0' - 1.5'	2 5 2	7	100	--
2.7	2.4	#####		Sandy Clay with gravel (CL), brown, very soft to stiff, moist (FILL)		S2 1.5' - 3.0'	2 1 2	3	100	--
3.0	0.3	#####		Clayey Sand (SC), black, very loose, very moist (FILL)		S3 3.0' - 4.5'	1 1 2	3	100	0.0
4.5	1.5	#####	5	Sandy Clay with gravel (CL), brown, very soft to stiff, moist (FILL)		S4 4.5' - 5.9'	4 11 50/4	>50	71	--
		.....		Sandstone, weathered, brown		S5 / 6.0' - 6.2'	50/2	>50	100	--
8.7	4.2	.....		Auger Refusal at 8.7' End of Boring at 8.7'		S6 7.5' - 8.2'	46 50/2	>50	100	--
			10							
			15							
			20							
			25							
			30							
			35							
			40							

EXHIBIT 1
BORING LOCATION PLAN



LEGEND	
	BORINGS

NOTE: Site plan provided by client.

EXHIBIT 1: BORING LOCATION PLAN

DATE:	4/24/2023
PROJECT NO:	ABD002-0628200-23005673
FOLDER NAME:	CAD
CAD DWG FILE:	Boring Location Plan.dwg
DRAWN BY:	JSL
CHECKED BY:	JK
SCALE:	1" = 150'

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Apex Companies, LLC
 165 East Union St.,
 Suite 100
 Somerset, Pennsylvania 15501
 Phone: (814) 443-3344
www.apexcos.com

**PROSPECT HOMES
 ABD CONSTRUCTION
 SERVICES LLC**
 Situate in
 City of Johnstown, Cambria County, Pennsylvania

PROSPECT REPAIRS

INTERIOR

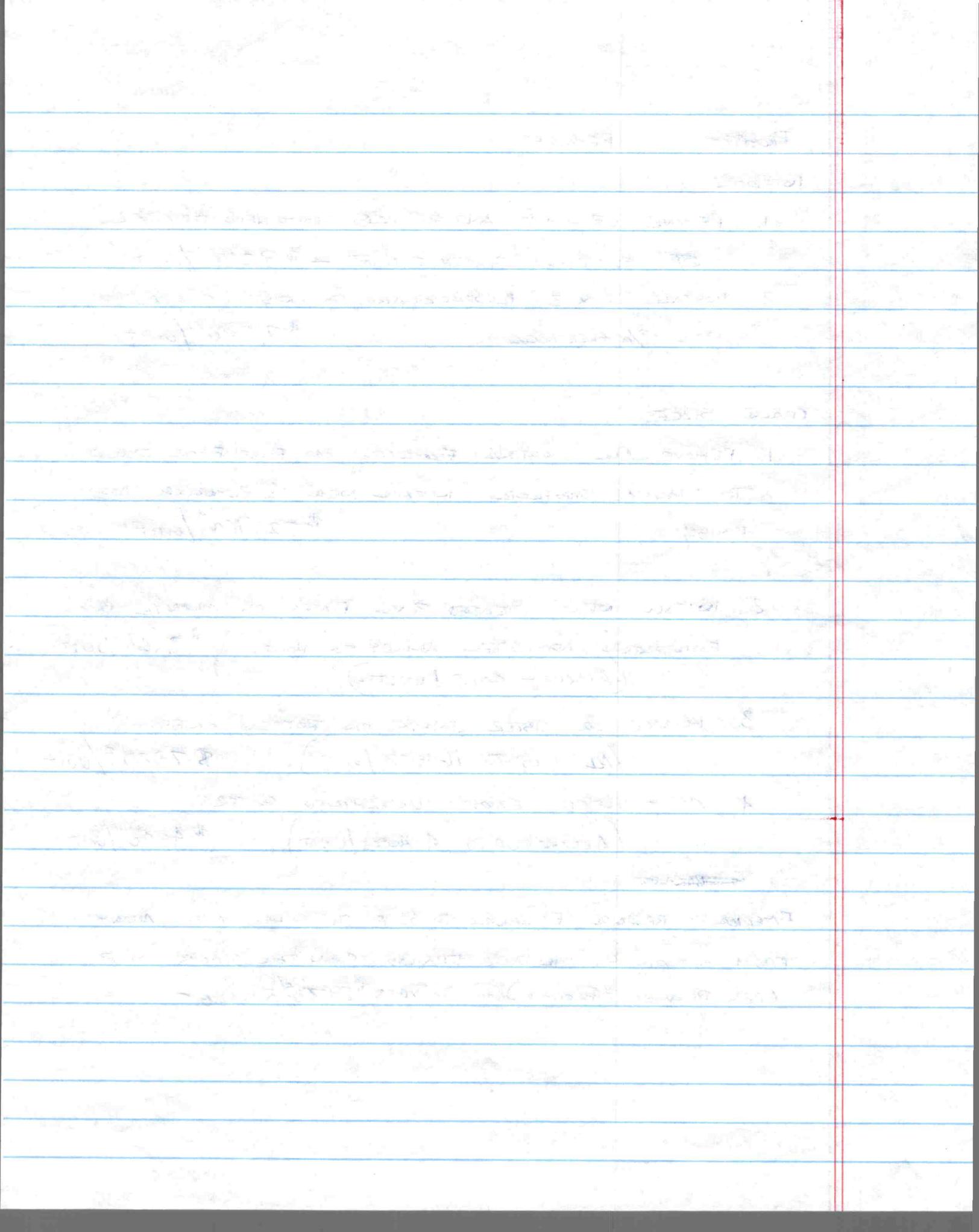
1. REMOVE CEILING AND REPLACE WITH NEW DRYWALL
5/8" SHEETROCK, FINISH & PAINT - \$9,240⁰⁰/UNIT
2. INSTALL 1 X 3 PERPENDICULAR TO JOIST COVER
WITH 3/8 SHEETROCK \$7,840⁰⁰/UNIT

CRAWL SPACE

1. REMOVE ALL EXISTING FLOORING ON FIRST FLOOR DOWN
TO DIAGONAL SUBFLOOR INSTALL NEW 1/2 PLYWOOD AND
FINISH \$22,960⁰⁰/UNIT
2. INSTALL NEW TREATED 2 X 6 PLATES ON CONCRETE BLOCK
FOUNDATION ADD STEEL ANGLES TO HOLD. } \$3,160⁰⁰/UNIT
(ALLOW - 40LF/UNIT)
3. REPLACE OR SISTER JOISTS ON ROTTEN ONES
(ALLOW UP TO 16 JOISTS/UNIT) \$7320⁰⁰/UNIT
4. GROUT UNDED EXPOSED UNDERMINED FOOTERS.
(ALLOW UP TO 4-AREAS/UNIT) \$4840⁰⁰/UNIT

~~5. REGRADE~~

EXTERNAL REGRADE EXTERIOR TO SLOPE TO RUN WATER AWAY
FROM BUILDINGS - INSTALL DRAINS FROM DOWNSPOUTS AND
AREA DRAINS. - FRENCH DRAIN 3-FOOT \$29,760⁰⁰/BUILDING -





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 30, 2023

Mr. Michael P. Alberts
Executive Director
Johnstown Housing Authority
PO Box 419
Johnstown, PA 15907

Dear Mr. Alberts:

This is in response to your letter dated January 3, 2023, on behalf of the Johnstown Housing Authority (JHA), requesting a 12-month extension to obligate JHA's Capital Fund Formula grant due the size of the Public Housing Authority (PHA), the complexity of the Capital Fund program of the PHA, and other factors that HUD determines to be relevant. JHA requests an extension for the following grant: PA28P01950121.

Overview of the Statutory and Regulatory Requirements

Section 9(j) of the United States Housing Act of 1937 (the Act), as amended, establishes periods for the obligation and expenditure of a Capital Fund grant. The statute requires that 90 percent of grant funds be obligated within two years and 100 percent of grant funds be expended within four years from the date that funds are made available. The Capital Fund Final Rule at 24 CFR 905.306 implements the Act's requirements. The Department of Housing and Urban Development's (HUD) Appropriations Act authorizes the Secretary to delegate to the Deputy Secretary or the Assistant Secretary for Public and Indian Housing the ability to grant time extensions of the obligation deadline, but only in very limited circumstances. Per section 9(j)(2)(A) of the Act and 24 CFR 905.306(d), an obligation extension may be granted for such a period as the Secretary determines is necessary, for one of the following reasons:

1. Litigation;
2. Delay in obtaining approvals from the Federal Government or a state or local government that is not the fault of the PHA;
3. Compliance with environmental assessment or abatement requirements;
4. Relocating residents;
5. An event beyond the control of the PHA; or
6. Any other reason established by the Secretary in a notice in the *Federal Register*. In a notice published on October 10, 2019, at 84 *Federal Register* 197 (54630), and also appearing in section 1.5 A of PIH Notice 2019-23 and Housing Notice 2019-09 issued on September 5, 2019, HUD indicated that it will extend the obligation end date for Capital Funds used in a RAD conversion for up to three years from the previous obligation end date, provided that the expenditure end date remains within the boundaries of the account closing law, including preserving sufficient time for administrative closeouts.

Or, per section 9(j)(2)(C) of the Act and 24 CFR 905.306(c), an obligation extension may be granted for a period not to exceed 12 months, if the reason for requiring an extension is based on one of the following:

1. The size of the PHA;
2. The complexity of the Capital Fund program of the PHA;

3. Any limitation on the ability of the PHA to obligate amounts allocated for the PHA from the Capital Fund in a timely manner as a result of state or local law; or
4. Any other factors that HUD determines to be relevant.

Obligation Extension Request for Capital Fund Grants

JHA's letter provides a justification for an extension based on the reasons permitted by the Act and the regulations at 24 CFR 905.306(c)(1)(2) and (4), specifically for "the size of the PHA," "complexity of the Capital Fund program of the PHA," and "any other factors that HUD determines relevant." Due to the COVID-19 pandemic, JHA is experiencing construction, production, and equipment delays. JHA has experienced additional challenges due to the unexpected retirement of the executive director and deputy executive director affecting the operation of the 1,504-unit PHA. In 2021, the new PHA administration discovered issues with the contracted architectural and engineering firm which resulted in a temporary suspension of work items. Therefore, HUD has approved, pursuant to the authorities described above, an obligation end date extension for the grant listed below. The approved dates are as follows:

Capital Fund Formula Grant	Authorized Amount	Current Obligation End Date	Revised Obligation End Date	Revised Expenditure End Date
PA28P01950121	\$3,577,203	02-22-2023	02-22-2024	02-22-2026

Expenditure Deadline for Capital Fund Grants

JHA has until the revised expenditure end date in the table above to expend 100 percent of the grant. The Act and regulations do not provide for extensions of the expenditure deadlines. Consequently, if JHA is unable to expend and use 100 percent of the funds by the expenditure deadline, all funds not disbursed by the deadline will be recaptured.

A copy of this letter has been provided to Jacqueline Molinaro-Thompson, Public Housing Director in HUD's Pittsburgh Field Office. If you have additional questions or concerns, please contact David Fleischman, Director in HUD's Capital Programs Division, at David.Fleischman@hud.gov.

Sincerely,



Marianne Nazzaro
Deputy Assistant Secretary
Office of Public Housing Investments

cc: Jacqueline Molinaro-Thompson, Pittsburgh Field Office

Mr. Gary Landis, RA
Vice President, Project Architect
ABD Construction Services LLC
633 Napoleon Street
Johnstown, Pa 15901

March 1, 2023

DASE # 2560-15

RE: Prospect Building Inspection

This report presents the findings of Diviney & Associates Structural Engineers' visual structural survey of the Johnstown Housing Authority, Prospect homes located at 341 Gray Ave, Johnstown, Pennsylvania. On Thursday February 15, 2023, the first of several surveys was conducted of the interior and exterior of the residences. This survey was limited to the exposed areas of the structure only. Visual observations were made by walking the interior and exterior of the residences.

The scope of our contract is to determine any observable structural issues including the foundations and framing. There are known issues with sloping floors, settlement, and ceiling finishes falling. This report will focus on the ceiling issues.

Analysis or calculations to determine framing or foundation capacities is not part of the scope of this investigation.

General Observations

The subject properties are multi-family, one and two-story residences with a below grade crawl space. There are 18 units with 4 to 8 residences per unit totaling 110 residences. One of the residences is the housing office. The walls, floor and roof are conventional wood framing. The original roof appears to have been flat and at some point, wood trusses were installed to create a gable roof. Second floor framing bears on the exterior walls and an interior bearing wall. The floor framing over the crawl space spans from the exterior foundation walls to a wood beam at the center of the building. The wood beam is supported on masonry piers. In the laundry room, previously a boiler room, the top 4 to 6 inches of the floor joists have been removed and a concrete slab has been poured on top. This concrete pad is most likely to support a boiler. The foundation walls are concrete masonry blocks. The exterior is clad in brick and vinyl siding.

Based on our initial survey, several areas of structural concern were noted. The issues appear to occur in all the units and residences.

1. Floor framing has severe slope towards the exterior wall.
2. Cracking in the walls at the stairs to the second floor
3. Evidence of major historic settlement.
4. Floor framing failure in the laundry rooms.
5. Drywall and plaster ceiling falling from the second floor and roof framing.

All the noted issues are not necessarily related to each other. Items 1 through 3 may influence one another, however items 4 and 5 are separate conditions.

This preliminary report will address item 5, Drywall and plaster ceiling falling from the second floor and roof framing.

Ceiling Observations

The existing ceiling on both the first and second floors consist of surfaced 4 sides, 2x framing spanning from the exterior walls to an interior bearing wall. The interior bearing wall is located over or near the steel beam in the crawl space. The wood framing is extremely dry. The ceiling finish appears to be 1/4" to 3/8" gypsum wall board with 1/4" to 3/8" of cement plaster topping. The cement plaster feels heavier than the gypsum wall board. The gypsum wall board is attached to the wood framing with flat head nails. The nails seem relatively short with some penetrating the wood framing about 1/2". Some of the ceiling finish has collapsed due to both nail pull through and nail withdrawal. Nail pull through is when the nail shank remains in the framing member and the supported material, in this case gypsum wall board, pulls over the head of the nail. Nail withdrawal is when the nail pulls out of the framing member. The collapsed ceilings have occurred in the first and second floor ceilings. Some of the residences inspected have had the ceiling repaired. In residences that have not yet collapsed or been repaired, cracking can be seen in the ceilings in the same areas collapse has occurred. It appears all the ceilings in the residences are exhibiting the same behavior and are most likely destined for collapse.

Conclusion and Recommendations

After a review of the property and based on our visual inspection and exploration of the subject ceiling construction, it appears the ceilings that have not yet been repaired will most likely collapse at some point. All of the units and residences are exhibiting similar cracking in the ceilings. The collapse and ceiling cracking is most likely due to weakening of the bond between the gypsum wall board and nail heads and the nails to the wood framing. Vibrations due to wind and foot traffic can also cause fatigue on the connections causing cracking and potential collapse.

Two recommendations are suggested however, these may not be the only solutions.

1. Remove the existing ceilings and install and finish new gypsum wall board using properly spaced fasteners such as dry wall screws and glue.
2. Install 1" x 3" wood lath strips spaced at 16" on center over the existing ceiling construction. Install and finish new gypsum wall board using properly spaced fasteners such as dry wall screws and glue. If this option is selected, the existing first and second floor ceiling framing should be analyzed to determine if the framing can support the additional loading.

After completing additional inspections, items 1 through 4 in the general observations will be addressed.

The above opinions were rendered with a reasonable degree of engineering certainty. This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of review.

Respectfully,

Randal S. Diviney PE
President





Typical ceiling crack in living room.



Typical ceiling crack in kitchen.



Typical ceiling crack in bedroom.



Typical ceiling crack in bedroom.



Joists showing nail pull over and nail withdrawal.



Joists showing nail pull over and nail withdrawal.

Mr. Gary Landis, RA
Vice President, Project Architect
ABD Construction Services LLC
633 Napoleon Street
Johnstown, Pa 15901

March 1, 2023

For Review

PROJECT # 236015

03/03/2023 9:21:13 AM

RE: Prospect Building Inspection

This report presents the findings of Diviney & Associates Structural Engineers' visual structural survey of the Johnstown Housing Authority, Prospect homes located at 341 Gray Ave, Johnstown, Pennsylvania. On Thursday February 15, 2023, the first of several surveys was conducted of the interior and exterior of the residences. This survey was limited to the exposed areas of the structure only. Visual observations were made by walking the interior and exterior of the residences.

The scope of our contract is to determine any observable structural issues including the foundations and framing. There are known issues with sloping floors, settlement, and ceiling finishes falling. This report will focus on the ceiling issues.

Analysis or calculations to determine framing or foundation capacities is not part of the scope of this investigation.

General Observations

The subject properties are multi-family, one and two-story residences with a below grade crawl space. There are 18 units with 4 to 8 residences per unit totaling 110 residences. One of the residences is the housing office. The walls, floor and roof are conventional wood framing. The original roof appears to have been flat and at some point, wood trusses were installed to create a gable roof. Second floor framing bears on the exterior walls and an interior bearing wall. The floor framing over the crawl space spans from the exterior foundation walls to a wood beam at the center of the building. The wood beam is supported on masonry piers. In the laundry room, previously a boiler room, the top 4 to 6 inches of the floor joists have been removed and a concrete slab has been poured on top. This concrete pad is most likely to support a boiler. The foundation walls are concrete masonry blocks. The exterior is clad in brick and vinyl siding.

Based on our initial survey, several areas of structural concern were noted. The issues appear to occur in all the units and residences.

1. Floor framing has severe slope towards the exterior wall.
2. Cracking in the walls at the stairs to the second floor
3. Evidence of major historic settlement.
4. Floor framing failure in the laundry rooms.
5. Drywall and plaster ceiling falling from the second floor and roof framing.

All the noted issues are not necessarily related to each other. Items 1 through 3 may influence one another, however items 4 and 5 are separate conditions.

This preliminary report will address item 5, Drywall and plaster ceiling falling from the second floor and roof framing.

Ceiling Observations

The existing ceiling on both the first and second floors consist of surfaced 4 sides, 2x framing spanning from the exterior walls to an interior bearing wall. The interior bearing wall is located over or near the steel beam in the crawl space. The wood framing is extremely dry. The ceiling finish appears to be 1/4" to 3/8" gypsum wall board with 1/4" to 3/8" of cement plaster topping. The cement plaster feels heavier than the gypsum wall board. The gypsum wall board is attached to the wood framing with flat head nails. The nails seem relatively short with some penetrating the wood framing about 1/2". Some of the ceiling finish has collapsed due to both nail pull through and nail withdrawal. Nail pull through is when the nail shank remains in the framing member and the supported material, in this case gypsum wall board, pulls over the head of the nail. Nail withdrawal is when the nail pulls out of the framing member. The collapsed ceilings have occurred in the first and second floor ceilings. Some of the residences inspected have had the ceiling repaired. In residences that have not yet collapsed or been repaired, cracking can be seen in the ceilings in the same areas collapse has occurred. It appears all the ceilings in the residences are exhibiting the same behavior and are most likely destined for collapse.

For Review

03/03/2023 9:21:18 AM

Conclusion and Recommendations

After a review of the property and based on our visual inspection and exploration of the subject ceiling construction, it appears the ceilings that have not yet been repaired will most likely collapse at some point. All of the units and residences are exhibiting similar cracking in the ceilings. The collapse and ceiling cracking is most likely due to weakening of the bond between the gypsum wall board and nail heads and the nails to the wood framing. Vibrations due to wind and foot traffic can also cause fatigue on the connections causing cracking and potential collapse.

Two recommendations are suggested however, these may not be the only solutions.

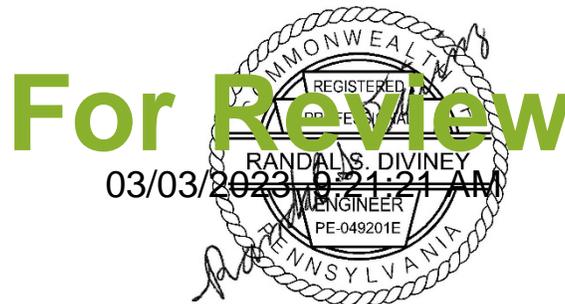
1. Remove the existing ceilings and install and finish new gypsum wall board using properly spaced fasteners such as dry wall screws and glue.
2. Install 1" x 3" wood lath strips spaced at 16" on center over the existing ceiling construction. Install and finish new gypsum wall board using properly spaced fasteners such as dry wall screws and glue. If this option is selected, the existing first and second floor ceiling framing should be analyzed to determine if the framing can support the additional loading.

After completing additional inspections, items 1 through 4 in the general observations will be addressed.

The above opinions were rendered with a reasonable degree of engineering certainty. This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of review.

Respectfully,

Randal S. Diviney PE
President



Exigent Health and Safety Notification Form

PHA Development No: PA019000100	
Development Name: PROSPECT HOMES	Inspection ID: 702467
Address: 341 Gray Ave	Inspection Date: Sep 12, 2022 12:39:49 PM
	Primary Contact: Wende Shurin
JOHNSTOWN, PA 15901	Role: Management Agent
Phone: (814)532-5514	Primary Contact Phone: (814)532-5569 Ext :

All PHAs are to correct or abate EHS deficiencies within 24 hours after the inspection, and certify to the correction or abatement activity through the online application within three business days of the inspection.

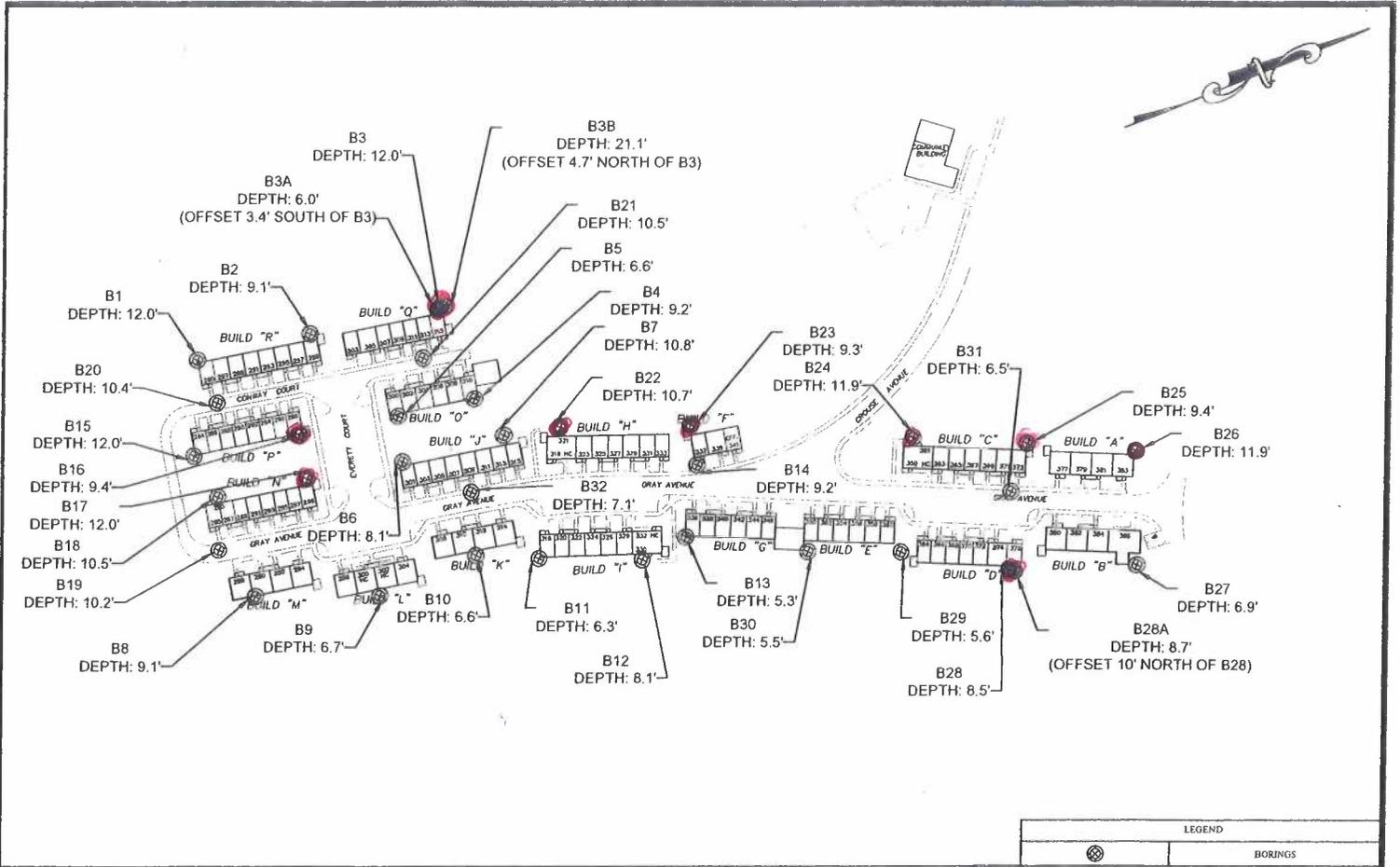
During this inspection, the following items were observed and noted as EHS deficiencies. These require immediate attention:

#	Item	Deficiency	Location
Building Systems			
1	Fire Protection	BS- Missing/Damaged/Expired Extinguishers (Fire Protection)	Bldg: S - COMMUNITY BUILDING Floor: 1 Comments: hall upstairs fire extinguisher has expired inspection tag
Unit			
2	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: C - BUILDING C Unit: 367 Room: Bedroom Comments: bdrm 2 windows blocked by furniture
3	Smoke Detector	Unit - Missing/Inoperable (Smoke Detector)	Bldg: D - BUILDING D Unit: 366 Room: Bedroom Comments: bdrm 2 smoke is inop
4	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: E - BUILDING E & G Unit: 350 Room: Bedroom Comments: bdrm 1 ac unit blocks only window
5	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: I - BUILDING I Unit: 320 Room: Bedroom Comments: bdrm 3 ac in only window blocks egress
6	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: N - BUILDING N Unit: 293 Room: Bedroom Comments: bdrm 1 ac unit blocks only window
7	Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits)	Bldg: R - BUILDING R Unit: 287 Room: Bedroom Comments: bdrm 1 ac unit

#	Item	Deficiency	Location
			blocks only window

Name of PHA Representative: (print) _____	Inspector Name:
Signature of PHA Representative: _____	Inspector ID Number:
Date: Sep 13, 2022 8:40:38 AM	

A copy of this notification will be provided to the appropriate local health/safety/fire code enforcement entity. Neither the inspector, the inspector's employer nor the Department of Housing and Urban Development assume any liability whatsoever, expressed or implied, that the above noted health and safety hazards constitute all of the health and safety deficiencies that may be present on the property. Any and all liability for the health and safety hazards noted above, as well as any health and safety hazards that may exist on the property but were not observed by the inspector, are the full and absolute responsibility of the property owner and not the inspector, the inspector's employer nor the Department of Housing and Urban Development.



LEGEND	
	BORINGS

NOTE: Site plan provided by client.

EXHIBIT 1: BORING LOCATION PLAN

DATE:	4/24/2023
PROJECT NO:	ABD002-0528200-23005673
FOLDER NAME:	CAD
CAD DWG FILE:	Boring Location Plan.dwg
DRAWN BY:	JSL
CHECKED BY:	JK
SCALE:	1" = 150'

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Apex Companies, LLC
 165 East Union St.,
 Suite 100
 Somerset, Pennsylvania 15501
 Phone: (814) 443-3344
www.apexcos.com

**PROSPECT HOMES
 ABD CONSTRUCTION
 SERVICES LLC**
 Situate in
 City of Johnstown, Cambria County, Pennsylvania

W:\Clients\ABD002_ABD Construction Services\Prospect Johnstown\CAD\Boring Location Plan.dwg, ANSI A 8.5-11 (3) 4/24/2023 1:28:33 PM, Jonah Lambie

Archived: Monday, June 26, 2023 9:56:58 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Thursday, May 18, 2023 9:01:59 AM

To: [Mike Alberts](#)

Cc: [Michalka, Paul M Asad, Lee Prescott, Althea R](#)

Subject: Webinar - FY 2023 Capital Fund Emergency Safety and Security Grants (ESSG) - Annual Funding Notification and Application Process.

Importance: Normal

Sensitivity: None

Mike -

We received this yesterday; it would be good if someone on your team could participate. Thanks.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Office of Capital Improvements <PIHOCl@pih.hud.gov>

Sent: Wednesday, May 17, 2023 1:31 PM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: REMINDER - Webinar - FY 2023 Capital Fund Emergency Safety and Security Grants (ESSG) - Annual Funding Notification and Application Process.



OFFICE OF PUBLIC & INDIAN HOUSING

Webinar - FY 2023 Capital Fund Emergency Safety and Security Grant (ESSG) applications and a discussion of changes in PIH Notice 2023-10 - Emergency Safety and Security Grants Annual Funding Notification and Application Process.

Date: May 18, 2023

Time: 1:00 pm - 2:00 pm Eastern Standard time

[Click here to join the meeting](#)

On Thursday May 18th at 1:00pm EST, HUD will hold a webinar via Teams (see link to Teams meeting below) to review the FY 2023 Capital Fund Emergency Safety and Security grant applications and discuss changes in PIH Notice 2023-10 - Emergency Safety and Security Grants Annual Funding Notification and Application Process.

We will discuss grant details, purpose of the program, applicant eligibility, the application,

eligible and ineligible uses of grant funds and application review criteria. There will also be an opportunity to ask questions.

Archived: Monday, June 26, 2023 9:57:09 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Fri, 21 Apr 2023 14:57:30

To: [Mike Alberts](#)

Cc: [Asad, Lee](#), [Prescott, Althea R](#), [Horvath, Michael A](#), [Lucas, Stephen M](#), [Candelario, Kimberly M](#), [Michalka, Paul M](#), [McMahon, Donald K](#), [Warrick, Tiffanie N](#)

Subject: TA RAD Consultant for Johnstown HA

Importance: Normal

Sensitivity: None

Hello Mike -

HUD's Office of Recapitalization is working on the assignment of a technical assistance (TA) HUD-contracted consultant to provide guidance to JHA regarding RAD. This TA is provided to the housing authority at HUD's expense; no cost to JHA. The TA consultant will be assigned by the Office of Recap within two to three weeks. I believe you will hear directly from HUD's TA consultant (Enterprise or their subcontractor) to set up an initial meeting. If you notice I am not cc'd on the initial email please forward it to me. I'll join the first TA call to hear the discussion between you and the TA consultant. After that, you and the consultant will work directly. They will provide 16 hours of assistance and Recap can renew the contract for another 16 hours if needed.

Below is my request to Recap for your awareness:

Johnstown HA is seeking a full portfolio review, focusing on their family communities, totaling approximately 900 units across five AMPs. The developments were built as far back as 1942. JHA would like to understand the available RAD options that would work best for the family portfolio, assistance with determining whether PBRA or PBV conversion would be the best option, and whether a full or partial conversion of the family properties would be beneficial. The JHA would also seek to redevelop family housing using PA LIHTC.

Please let me know if you have any questions.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

Archived: Monday, June 26, 2023 9:57:18 PM

From: [Kirshenbaum, K Lyn](#)

Sent: Tue, 28 Mar 2023 20:51:31

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Horvath, Michael A](#), [Asad, Lee](#), [Prescott, Althea R](#), [Michalka, Paul M](#)

Subject: RE: RESPONSE IDEAS - [EXT] WJAC-TV Johnstown inquiry

Importance: Normal

Sensitivity: None

Thank you, Jacqueline. You are helpful (and timely), as usual.

Lyn

K. Lyn Kirshenbaum

Acting Public Affairs Officer

Office of the Regional Administrator

U. S. Dept. of Housing & Urban Development

Philadelphia Regional Office (PA, DE, MD, VA, DC, WVA)

k.ly.kirshenbaum@hud.gov

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Tuesday, March 28, 2023 4:49 PM

To: Kirshenbaum, K Lyn <k.ly.kirshenbaum@hud.gov>

Cc: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>

Subject: RE: RESPONSE IDEAS - [EXT] WJAC-TV Johnstown inquiry

Hi Lyn -

I **highlighted** the questions that we are answering (below, from the reporter). This should be our response:

“HUD did not order the relocation of residents from the Prospect community. The relocation is the housing authority administration’s decision, which is how these decisions are supposed to be made. The housing authority will develop plans to address the physical issues at this public housing property.”

Thanks!

Regards,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Kirshenbaum, K Lyn <k.ly.kirshenbaum@hud.gov>

Sent: Tuesday, March 28, 2023 4:44 PM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: RESPONSE IDEAS - [EXT] WJAC-TV Johnstown inquiry

Hi Jacqueline,

I just received this below from the same reporter. Do you want to weigh in and I'll develop a formal response?

Lyn
K. Lyn Kirshenbaum
Acting Public Affairs Officer
Office of the Regional Administrator
U. S. Dept. of Housing & Urban Development
Philadelphia Regional Office (PA, DE, MD, VA, DC, WVA)
k.lyn.kirshenbaum@hud.gov

From: James Platzer <jkplatzer@sbgvtv.com>
Sent: Tuesday, March 28, 2023 4:26 PM
To: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Subject: <External Message> RE: [EXT] WJAC-TV Johnstown inquiry

Hello again,

This statement was made today at the Johnstown Housing Authorities monthly meeting. When discussing the forced evacuation of the community, the people who attended the meeting were told the decision was made by you at HUD.

One board member said, "HUD calls all the shots."

Can you verify that statement as true? **Did the Federal Department of Housing and Urban Development issue the orders to evacuate the property?**

Is there a plan yet in place for the future of the community? For example, renovations or demolish the whole community and rebuild it?

Thank you.

Jim

Jim Platzer | News Director
WJAC-TV | 49 Old Hickory Lane | Johnstown, PA 15905
Ph: (814) 255-7654 | Fax: (814) 255-7658
Email : jkplatzer@sbgvtv.com | Web: www.wjactv.com



From: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Sent: Friday, March 10, 2023 3:49 PM
To: James Platzer <jkplatzer@sbgvtv.com>
Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Subject: [EXT] WJAC-TV Johnstown inquiry

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recognize the sender and know the content is safe.

Mr. Platzer:

HUD provides funding, conducts program monitoring, and provides technical guidance on HUD programs and regulations to the Johnstown Housing Authority.

The Authority is awaiting a final report from its contracted structural engineer.

We're referring you to speak directly with the Authority Executive Director, Mike Albert, about this matter. He will have the most updated information.

Lyn

K. Lyn Kirshenbaum

Acting Public Affairs Specialist

U.S. Dept. of Housing & Urban Development

Field Policy & Management

Office of the Regional Administrator

The Strawbridge's Building

801 Market Street, 12th floor

Philadelphia, PA 19107

From: James Platzer <jkplatzer@sbgvtv.com>

Sent: Friday, March 10, 2023 2:29 PM

To: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: <External Message> RE: : [EXT] WJAC-TV Johnstown inquiry

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Thank you!

From: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Sent: Friday, March 10, 2023 1:58 PM

To: James Platzer <jkplatzer@sbgvtv.com>

Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Subject: : [EXT] WJAC-TV Johnstown inquiry

Hi Jim,

I'm sorry I didn't respond earlier today, but we are meeting at 2:00 here to discuss this further. We will get back to you this afternoon.

Lyn

K. Lyn Kirshenbaum

Senior Management Analyst and Regional Homeless Coordinator

U.S. Dept. of Housing & Urban Development

Field Policy & Management
Office of the Regional Administrator
The Strawbridge's Building
801 Market Street, 12th floor
Philadelphia, PA 19107

From: James Platzer <jkplatzer@sbgvtv.com>

Sent: Friday, March 10, 2023 1:09 PM

To: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>

Subject: <External Message> RE: [EXT] WJAC-TV Johnstown inquiry

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Hello, is there a chance we can talk to someone, maybe not in an interview setting, just to get information?

Thank you,

Jim

Jim Platzer | News Director
WJAC-TV | 49 Old Hickory Lane | Johnstown, PA 15905
Ph: (814) 255-7654 | Fax: (814) 255-7658
Email : jkplatzer@sbgvtv.com | Web: www.wjactv.com



From: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Sent: Thursday, March 9, 2023 7:09 PM

To: James Platzer <jkplatzer@sbgvtv.com>

Cc: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Martin, Trina A <Trina.A.Martin@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>

Subject: [EXT] WJAC-TV Johnstown inquiry

CAUTION: This email originated from outside of Sinclair. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Platzer,

We received your inquiry in the HUD Philadelphia Regional Office from Shantae Goodloe.

HUD is very concerned about the welfare and safety of the residents at the Prospect Homes apartments. We have been in close touch with the Johnston Housing Authority (JHA) and will continue to do so. They are working with each affected resident to assist them with relocation. JHA has been seeking other housing resources, in addition to relocating residents to other Johnstown public housing units.

For more specifics on the locations that the housing authority has found for the residents, it is best to follow up

with them directly.

Thank you for contacting us concerning the Johnstown residents.

K. Lyn. Kirshenbaum
Acting Regional Public Affairs Specialist
HUD Philadelphia Regional Office
Philadelphia, PA

From: James Platzer <jkplatzer@sbgvtv.com>
Sent: Thursday, March 09, 2023 1:56 PM
To: Goodloe, Shantae M <Shantae.M.Goodloe@hud.gov>
Subject: <External Message> WJAC-TV Johnstown inquiry

Hello Shantae,

I left a voicemail for your office as well.

We are learning that a housing apartment complex is being vacated here in Johnstown, Pa. Not many details are being provided locally. They say they notified your agency.

Do you have any more information to share with us and the residents?

Below is all they will confirm at this hour.

Thank you,

Jim

Jim Platzer | News Director
WJAC-TV | 49 Old Hickory Lane | Johnstown, PA 15905
Ph: (814) 255-7654 | Fax: (814) 255-7658
Email : jkplatzer@sbgvtv.com | Web: www.wjactv.com



Our Prospect residents are being notified today that they are being asked to relocate within 30 days, due to preliminary reports received during an ongoing structural inspection. We are taking this action out of an abundance of caution. We will be meeting with our residents one-on-one and helping them in any way we can to be relocated to comparable housing. HUD and the City of Johnstown have been notified and are being updated on the situation.

Our plans are still developing while researching relocation options and coordinating with local social service agencies.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:57:40 PM

From: [Molinaro-Thompson, Jacqueline](#)

Sent: Fri, 10 Mar 2023 19:50:39

To: [Kirshenbaum, K Lyn](#)

Cc: [Lafollette, Ryan E](#) [Martin, Trina A](#) [Asad, Lee](#)

Subject: RE: Need some language for a meeting at 2:00 on Johnstown

Importance: Normal

Sensitivity: None

QUESTION: Does JAHA answer to you? Trying to understand the relationship.

ANSWER: HUD provides funding to the Johnstown Housing Authority, conducts program monitoring, and provides technical guidance on HUD programs and regulations.

Thanks!

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Sent: Friday, March 10, 2023 1:06 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>
Subject: Need some language for a meeting at 2:00 on Johnstown

Hi Jacqueline,

Ryan asked me to contact you before our 2:00 meeting on responding to the reporter. He wanted me to ask you to "help draft a two- three line background about what HUD's role in the HA is? We want to educate the reporter a little. "

The Johnstown TV News Director, wants to know what HUD's role is with housing authorities. He wrote:

.....We are not getting much information from the local authorities, and the residents are saying they are frustrated with the lack of information.

Could I do a zoom interview with someone to try to understand your agency's involvement in this situation?

One of our unanswered questions is about the structural problems. If it's not safe for them to live in, then why aren't they evacuating them now? It must be unsafe if they are making them leave.

Does JAHA answer to you? Trying to understand the relationship.

My suggestion was to Ryan thatwe should never miss a chance to educate and make HUD look more positive. And to answer their questions.

The news director did ask HUD's role, which is to monitor performance and fund the housing authorities. And we can clarify that we don't own any of the housing or directly manage it.

But you are the expert in public housing. That's why it's best if you write it.

Thanks so much for this!

Lyn

K. Lyn Kirshenbaum

Senior Management Analyst and Regional Homeless Coordinator

U.S. Dept. of Housing & Urban Development

Field Policy & Management

Office of the Regional Administrator

The Strawbridge's Building

801 Market Street, 12th floor

Philadelphia, PA 19107

Archived: Monday, June 26, 2023 9:57:51 PM

From: [Horvath, Michael A](#)

Sent: Mon, 24 Apr 2023 18:56:54

To: [Asad, Lee](#) [Molinaro-Thompson, Jacqueline](#)

Cc: [Kirshenbaum, K Lyn](#)

Subject: RE: Johnstown letter noting technical guidance and assistance

Importance: Normal

Sensitivity: None

Attachments:

[Johnstown TA DRAFT.docx](#) 

Thank you Lee.

From: Asad, Lee <lee.asad@hud.gov>

Sent: Monday, April 24, 2023 12:14 PM

To: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinaro@hud.gov>

Cc: Kirshenbaum, K Lyn <k.ly.kirshenbaum@hud.gov>

Subject: RE: Johnstown letter noting technical guidance and assistance

Hi Michael,

The language on RAD is fine. We suggest also referencing the TA the FO is providing on modernization and redevelopment. Modernization, in particular, is a path HUD encourages so that the families can return to the homes more quickly than RAD or redevelopment.

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>

Sent: Monday, April 24, 2023 11:52 AM

To: Molinaro-Thompson, Jacqueline <j.molinaro@hud.gov>; Asad, Lee <lee.asad@hud.gov>

Cc: Kirshenbaum, K Lyn <k.ly.kirshenbaum@hud.gov>

Subject: Johnstown letter noting technical guidance and assistance

Hello Jacqueline and Lee,

We are working on a letter for the Johnstown Quality Affordable Housing Task Force that specifies the technical guidance and assistance that HUD is or will be providing to the community (see attached draft). The letter is anticipated to be issued under the RA's signature.

I added information previously provided related to technical guidance and assistance for RAD locally and through the Office of Recap. Please let me know if any edits are recommended.

Michael

Michael Horvath (he/him/his)

U.S. Department of Housing & Urban Development

Field Office Director

Pittsburgh Field Office

Office: 412-644-5945

Cell: 336-430-3512

michael.a.horvath@hud.gov

Archived: Monday, June 26, 2023 9:58:00 PM

From: [Shelton, Thomas](#)

Sent: Tue, 14 Mar 2023 10:33:16

To: [Molinaro-Thompson, Jacqueline](#)

Cc: [Michalka, Paul M Asad, Lee Prescott, Althea R Fleischman, David](#)

Subject: RE: Johnstown HA - Prospect Homes relocation - potential emergency grant application?

Importance: Normal

Sensitivity: None

Thanks Jacqueline,

If you need any technical assistance on putting the emergency application together just let us know.

Tom

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Monday, March 13, 2023 7:56 PM

To: Shelton, Thomas <thomas.shelton@hud.gov>

Cc: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: RE: Johnstown HA - Prospect Homes relocation - potential emergency grant application?

Hi Tom,

We have no idea yet if a Section 18 will need to be pursued. The structural engineering firm is still conducting the inspection (footer to roof assessment) and will be finalizing a report to the housing authority soon. We did already speak to the housing authority about submitting an emergency grant application and I'm sure they will submit when they're ready.

Thanks for reaching out.

Regards,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Shelton, Thomas <thomas.shelton@hud.gov>

Sent: Monday, March 13, 2023 3:59 PM

To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Cc: Fleischman, David <David.Fleischman@hud.gov>; Shelton, Thomas <thomas.shelton@hud.gov>

Subject: FW: Johnstown HA - Prospect Homes relocation - potential emergency grant application?

Jacqueline

David asked me to check on Johnstown HA and see if they are going to submit an emergency grant application for the Prospect development.

Are they going to put in a demo dispo application? I checked PIC and didn't see anything.

The PHA has more than \$10 million in unobligated CFP and excess operating reserves.

Thanks

Tom

From: Fleischman, David <David.Fleischman@hud.gov>
Sent: Monday, March 13, 2023 3:05 PM
To: Shelton, Thomas <thomas.shelton@hud.gov>
Subject: Fwd: Johnstown HA

Tom, please drill down on this one and report back.

From: Fitzpatrick, Brian J <Brian.J.Fitzpatrick@hud.gov>
Sent: Monday, March 13, 2023 2:08:53 PM
To: Fleischman, David <David.Fleischman@hud.gov>
Cc: Bowles, Cody A <Cody.A.Bowles@hud.gov>
Subject: Johnstown HA

David: Perhaps the FO already engaged your team yet simple trying to help connect the dots etc

Since this is not a declared disaster, would the Capital Fund Emergency / Natural Disaster Funding application apply to the situation below? Would there be available \$ if applicable?

Thanks Fitz

[Johnstown Housing Authority \(Prospect\) Residents Notified to Relocate Due to Structural Concerns.](#)

The Pittsburgh Field Office reported that Johnstown Housing Authority has notified tenants at Prospect that they need to relocate within 30 days due to structural concerns. Prospect is 110 units in 19 buildings; 22 one bedroom, 61 two bedroom, 22 three bedroom, 5 four bedroom. FPM Pittsburgh has reached out to PIH for additional information. It is not clear how many residents are impacted. *Source: Pittsburgh Field Office*

Brian J FitzPatrick | [HUD](#) | [Real Estate Assessment Center](#) | (410) 340-0644 (HUD Mobile) (410) 991-0045 (personal mobile)



Archived: Monday, June 26, 2023 9:58:11 PM

From: [Asad, Lee](#)

Sent: Wednesday, May 03, 2023 4:56:34 PM

To: [Mike Alberts](#)

Cc: [Prescott, Althea R Michalka](#), [Paul M Molinaro-Thompson](#), [Jacqueline](#)

Subject: RE: Homeownership Funds Use - JHA

Importance: Normal

Sensitivity: None

Attachments:

[Section 32 Plan.pdf](#) 

Mike,

Let's plan to schedule a reoccurring meeting between JHA and HUD staff so that we can provide guidance and direction for any related questions pertaining to the Prospect relocation and potential revitalization plans. Do you think a monthly meeting between our respective staff would be helpful? Or should we have a more frequent occurrence?

With regard to homeownership assistance under the Uniform Relocation Act (URA)—an eligible displaced person may qualify for *Downpayment Assistance payments* in accordance with [49 CFR 24.402\(c\)](#). This provision allows a person who was a renter to elect to receive a lump sum amount for a downpayment to purchase a replacement home. Funds may be applied here under authority of the URA.

For remaining homeownership program funds—the JHA has an executed Homeownership Agreement/Plan between the PHA and HUD that outlines eligible uses remaining funds. A copy of the most recent Homeownership Plan approved by HUD's Special Application Center (SAC) is attached for reference. In general PHAs must direct proceeds for purposes relating to low-income housing that are in accordance with its homeownership plan. Such program funds may be used to provide financial assistance to income-eligible, non-public housing and/or public housing residents. Examples of eligible uses of such funds are: to fix up and administer HA-owned low-income housing, to acquire ACC or non-ACC units, to provide homebuyers help in meeting temporary mortgage arrearages, to provide non-amortizing soft second mortgages, to offer housing counseling, *and to provide down payment or closing cost assistance*.

I hope this information is helpful. We can discuss any questions regarding this item and others during our next meeting.

Thanks.

Lee

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>

Sent: Friday, April 21, 2023 2:39 PM

To: Michael Alberts <malberts@jhaonline.org>

Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>

Subject: RE: Homeownership Funds Use - JHA

Hello Mike,

Lee is probably our best resource for this. He can reach out to you next week. We may have to contact the SAC for some help with it too. And we have a repositioning specialist on our staff, Kimberly Candelario, that also may be able to assist us.

Thanks.

Jacqueline

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236

From: Michael Alberts <malberts@jhaonline.org>
Sent: Friday, April 21, 2023 10:57 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: <External Message> Homeownership Funds Use

Jacqueline,

After discussing the assistance under the Uniform Relocation Act that could be provided to a Prospect resident who is considering purchasing a home as her relocation choice, we are examining our own previous homeownership activities.

We have remaining funds from previous sales of homes under 5(h) and Section 32 plans and would like to discuss possible uses of those funds.

Let me know who would be the best contact for this conversation.

Thank you as always,

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

Archived: Monday, June 26, 2023 9:58:18 PM

From: [Michael Alberts](#)

Sent: Mon, 8 May 2023 14:13:57

To: [Bert, Jennifer M](#)

Cc: [Asad, Lee](#), [Prescott, Althea R](#), [Molinaro-Thompson, Jacqueline](#), [Joel Bailey](#)

Subject: RE: RE: JHA Prospect - offline units action needed

Importance: Normal

Sensitivity: None

Attachments:

[prospect-units-offline.pdf](#) 

Hi Jennifer,

Attached is a list of the general occupancy units in Prospect as well as a brief narrative about the vacancies. All units are vacant except for one family that still resides in that community.

Without having a set plan for repairs at this point, I set the expiration date on all units to 4/30/2024.

Let me know if you need anything else.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Bert, Jennifer M <Jennifer.Bert@hud.gov>

Sent: Wednesday, May 3, 2023 3:24 PM

To: Michael Alberts <malberts@jhaonline.org>

Cc: [Asad, Lee](mailto:lee.asad@hud.gov) <lee.asad@hud.gov>; [Prescott, Althea R](mailto:althea.r.prescott@hud.gov) <althea.r.prescott@hud.gov>; [Molinaro-Thompson, Jacqueline](mailto:j.molinarothompson@hud.gov) <j.molinarothompson@hud.gov>

Subject: RE: <External Message> RE: JHA Prospect - offline units action needed

Hi Mike and Joel,

Thank you for the quick response. As you may know, last year we had some changes to our internal process for reviewing unit status change requests. This new process is guided by PIH Notice 2021-35, which Jacqueline included in her original e-mail. We also have a new internal system, so after reviewing your request, I will enter the information into our system for a second review. Once the second approval is complete, I will send the approval letter to you and ask that you enter the unit status change request in PIC, which I will then approve.

In order to take the units offline, we will need a list of the units along with an effective date and an expiration date for the undergoing modernization status. The effective date will probably be the date after the tenant moved out. That is the earliest date that PIC will allow us to enter. PIH Notice 2021-35 requires that the unit status change requests are submitted to HUD within 60 days of the effective date and I believe that you are well within that timeframe. The expiration date should be

the date that you expect the units to be ready for re-occupancy. If there are unexpected delays or that date needs to be adjusted, we can offer an extension as appropriate.

Please also include a brief explanation for placing the units under mod and if you have any additional documentation such as a notice to proceed or contract information, please include that as well. I will upload all of that information to our system.

If you have any questions, please let me know.

Thank you again,

Jennifer

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, May 3, 2023 3:05 PM
To: Bert, Jennifer M <Jennifer.Bert@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Subject: <External Message> RE: JHA Prospect - offline units action needed

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Hi Jennifer,

The actions involved with taking units offline in PIC will likely be performed by our IT Administrator, Joel Bailey, jbailey@jhaonline.org. He has previously handled entries in PIC such as designating our accessible units.

I am also very familiar with PIC and can assist as needed. Let us know how to proceed.

--Mike

Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Wednesday, May 3, 2023 2:32 PM
To: Michael Alberts <malberts@jhaonline.org>; Bert, Jennifer M <Jennifer.Bert@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>
Subject: JHA Prospect - offline units action needed

Hello Mike,

I'm introducing you to Jennifer Bert, our program analyst/PIC coach who will work with you to take the Prospect Homes units offline for modernization. We reviewed the applicable notice, PIH 2021-35, attached, and these vacant units can be marked 'offline' because they are not available for occupancy. When you know who on your staff will work directly on this with Jennifer, please let her know. JHA will have to submit a letter requesting the units to be taken offline in PIC, brief justification (i.e., structural engineer study findings), length of time, and the individual unit addresses. Jennifer will further

guide your staff.

Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
202-520-7236