

Housing Authority of the City of Erie



ANNUAL REPORT

2009

HOUSING AUTHORITY OF THE CITY OF ERIE

Annual Report to the Board of the Authority On the Goals and Objectives for 2009

December 31, 2009

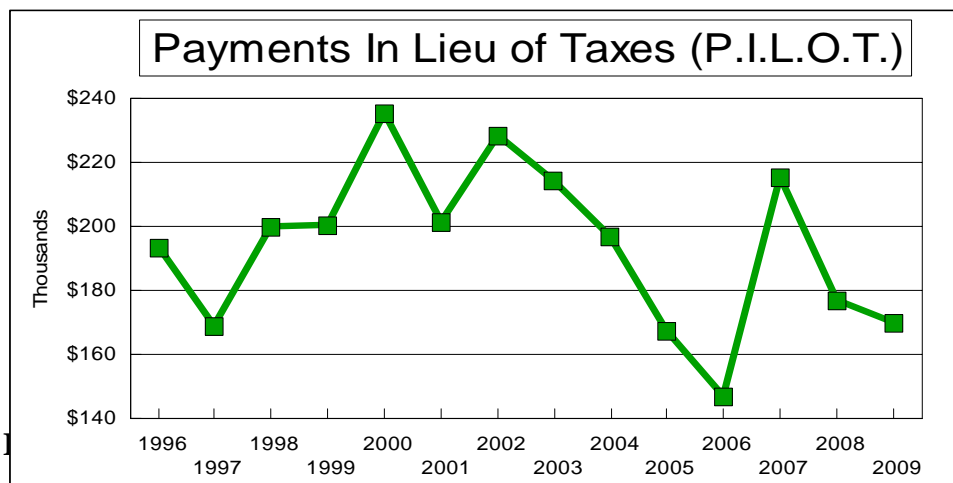
The Mission of the Housing Authority of the City of Erie is to provide safe, decent, and affordable housing for lower-income families, elderly, and persons with disabilities; and to foster among the residents we serve, economic self-sufficiency, a sense of community, and pride in the neighborhood where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

To further the Authority's Mission, the Board formally established Goals and Objectives for 2009. This narrative will give the current status on our progress in carrying out the mandates in your resolution, dated January 26, 2009.

In 2009, the Housing Authority was very productive. We accomplished much of what was set out at the beginning of the year. Most of the target objectives were accomplished in 2009, while maintaining the Authority's sound financial position.

As of December 31, 2009, the Authority was providing housing assistance to 2,922 families. A total of 380 new families, elderly, and persons with disabilities received housing assistance in 2009. Our housing inventory is in better condition than ever before, and our operating reserves in the public housing program are appropriate for the size and age of our housing inventory. Credit for these accomplishments must again go to the employees who carried out the day-to-day tasks resulting in the performance figures for 2009.

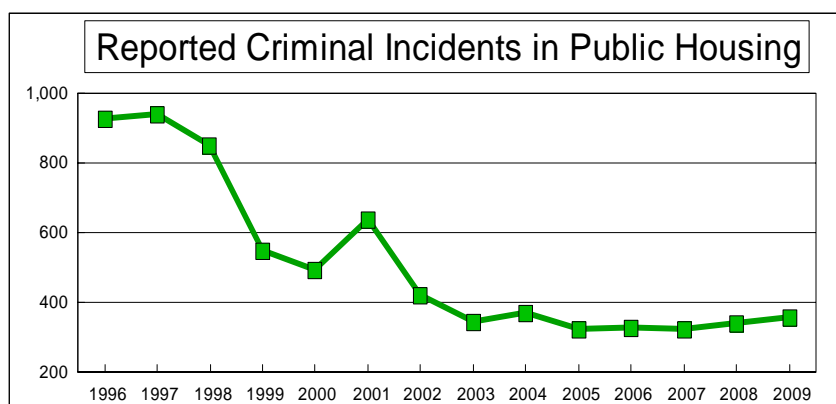
The Authority is also proud of the fact that, although tax-exempt, we did contribute \$170,484 to local taxing bodies in lieu of real estate taxes during 2009. Also, the Authority paid the cost for four police officers and a code enforcement officer to provide supplemental coverage in and around public housing neighborhoods. The total annual value of these contracts with the City of Erie is \$462,931.



GOAL 1 - 1

**Objective 1 - Reduce reported crime by 2% from 2008.
(Actual increase by 4.7%)**

According to crime data provided by the Erie Police Department, criminal activity in public housing neighborhoods was up slightly (17 incidents) from 2008. However, the total number of incidents remains relatively low (360) as it has been for the last eight years. Reports of criminal activity remained low, due primarily, to better response by the Erie police to calls for service from our residents, and to proactive policing on the part of our C.O.P.P.S. officers. The only significant changes occurred in Harbor Homes (down by 39%), Lake City dwellings and surrounding Scattered Sites (up by 82%), and Pineview (up by 200%). However, the real numbers remain relatively low in each of these neighborhoods. Once again in 2009, the largest number of criminal incidents occurs in the domestic dispute category (35% of all calls.)



Objective 2 - Continue implementation of recommendations from SPARTA Consulting, Inc., leading to crime reduction and drug elimination.

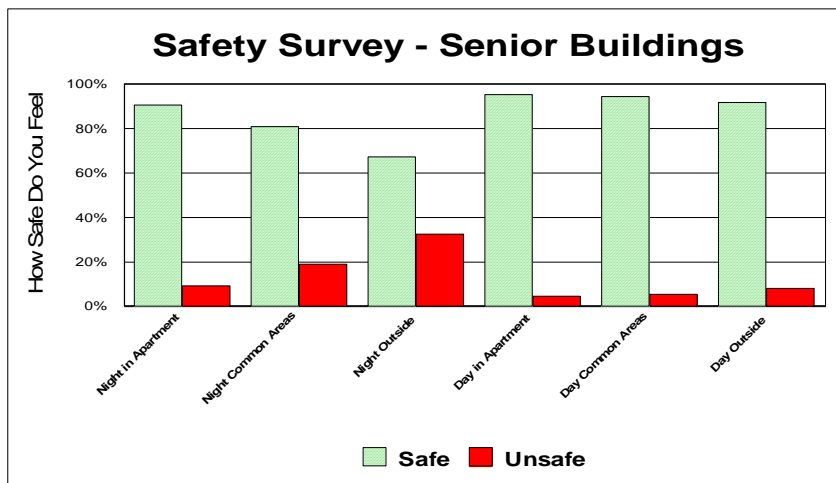
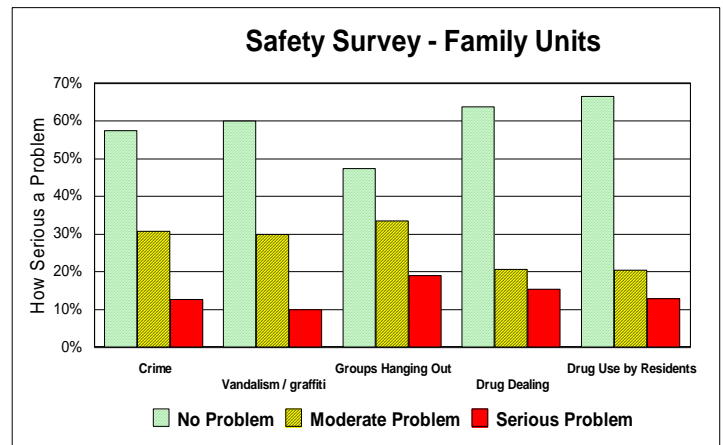
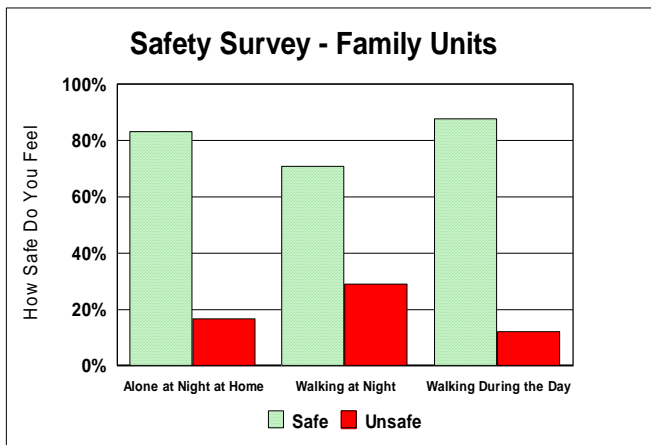
The Authority continues to implement a *One Strike and You're Out* policy for residents who are involved in drug trafficking and criminal activity. All residents are required to sign a lease addendum acknowledging the tougher lease provision concerning drugs and criminal activity. This policy is also being applied to new applicants for public housing.

Based on 1997 recommendations from the SPARTA evaluation of our drug elimination strategies, the Authority renegotiated its contract with the City for community policing. In August 2008, the Authority and the City completed a third two-year contract to provide four police officers assigned to two different shifts from noon until 4:00 a.m. A new two-year contract was signed September 2008. The most important facet of the new contract is that the City has continued to assume a greater percentage of the cost of the officers assigned permanently to provide coverage of Housing Authority neighborhoods, 16 hours a day, 365 days per year. These officers have taken a sense of ownership in the C.O.P.P.S. Program and the results are significantly less crime in public housing neighborhoods.

Due to the presence of these officers in 2009, we continue to see much lower crime rates (70% reduction since 1993) in our neighborhoods. The residents' safety and the perception of safety throughout our neighborhoods are measured annually through a survey conducted by Penn State Behrend. In 2009, the survey showed high levels of security among residents. Forty-eight percent (48%) of our residents responded to questions about safety in their neighborhoods. Specifically, 71% of our residents who live in family developments said they felt safe walking alone at night in their neighborhood. Eighty three percent (83%) said

that they felt safe alone at night in their home. Eighty eight percent (88%) said they felt safe walking alone in their neighborhood during the day. The response from residents in our senior buildings was also positive. Specifically, 91% of our senior residents said they felt safe at night in their apartment. Seventy four percent (74%) said they felt safe alone at night in the common areas of their building. Sixty four percent (64%) said they felt safe alone at night outside in the parking areas of their building.

When asked about the existence of specific types of criminal activity: vandalism or graffiti, drug dealing, and drug usage by residents, roughly two in three family neighborhood respondents said these type of criminal activity were “no problem” in their neighborhood.



The Erie Police Department, under the leadership of Chief Stephen Franklin and Captain D.J. Fuhrman, the coordinator for the C.O.P.P.S. Program, has been extremely responsive to the needs of our residents. Also, in 2009, monthly coordinating meetings were held with the Authority staff and all partners in the C.O.P.P.S. Program. This has been very effective in identifying and addressing quality of life issues for our residents. **In 2009, 28 abandoned vehicles were removed from Authority property with the assistance of the C.O.P.P.S. officers, who also towed 6 vehicles abandoned on city streets in our neighborhoods. The problem with abandoned vehicles has declined through the years due to more systematic enforcement**

of parking regulations.

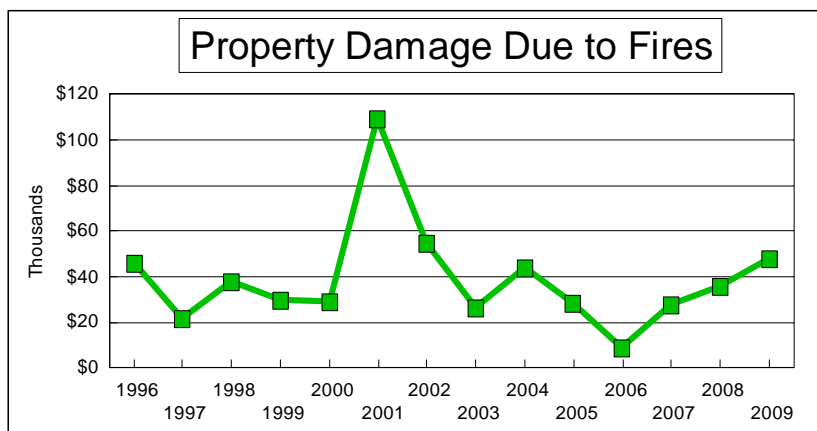
In January 1998, the Authority entered into a contract with Erie County to provide two probation officers dedicated to public housing sites. The Community-Oriented Probation Services has contributed to the improved conditions in our neighborhoods. The Probation Department's presence has acted as a deterrent against individuals who are on probation from entering our neighborhoods. In January 2009, the County signed a one-year extension of the probation services contract. In 2009, the Pennsylvania Department of Parole again participated with the C.O.P.P.S. team. This has reduced the illegal housing of state probationers in public housing.

SPARTA also recommended major changes in pedestrian and vehicular circulation patterns at Harbor Homes and John Horan Garden Apartments to help eliminate drive-by drug markets. In 1999, the Authority completed strategic fencing installation at John Horan Garden Apartments. In 2000, fencing installations were completed at Harbor Homes and Lake City Dwellings. Fencing was installed at Friendship, Bird Drive, and Pineview in 2003. Fencing was installed at Agnes Priscaro Apartments and one of our Scattered Sites units in 2004. Strategic placement of fencing continues to make our neighborhoods less accessible to drug trafficking. The fencing has helped to deter criminal activity by limiting access to our properties.

The Authority adopted a Trespass and Banning Policy in 1998 in a joint venture with the Erie Police Department and the Erie County District Attorney's office. Individuals with prior criminal records, who were causing problems on Authority property, were identified, warned, arrested, and prosecuted for defiant trespass. This effort was expanded in 2009, to exclude more undesirable individuals. **Currently, 95 individuals are on the Banned List.** The Banned List is one of our most effective tools in reducing the presence of convicted criminals in public housing neighborhoods. Residents who allow banned individuals to visit or reside in public housing are subject to eviction. In 2005, the Board adopted an **appeals procedure** for individuals to be removed from the list. In 2009, no one petitioned to be removed from the banned list.

Objective 3 - Reduce fires and risks of injury and property damage.

In 2009, the Authority had property damage due to one fire totaling \$48,300. This dollar loss was up \$12,300 from \$36,000 in 2008. There were no injuries or deaths in public housing due to fires in 2009.



The Erie Fire Department conducted their annual fire safety talks at our elderly buildings during October, fire

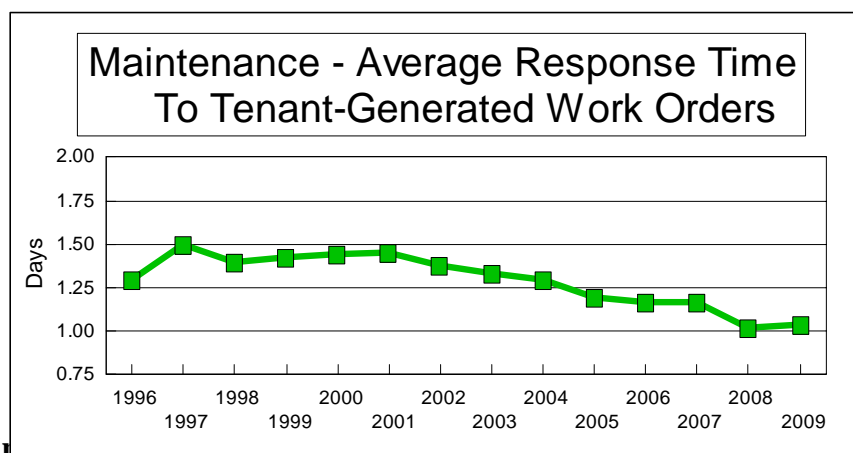
prevention month. All public housing and Section 8 units have smoke detectors. All of the detectors were inspected in 2009.

Objective 4 - Maintain all communities litter free.

The exterior physical condition of public housing communities is a high priority of the Authority. We have in place a variety of strategies that make *litter-free* an achievable objective at any given time. In 2009, the Authority continued to monitor the weekly collection of trash and garbage; to pick up common space on a daily basis; to improve rodent control; and to conduct a comprehensive spring cleanup in all communities. The youth clubs, girl scouts, Juvenile Probation, and Earth Watch were involved in neighborhood clean-up efforts in 2009. The Authority, in a joint effort with the Code Enforcement Office and Police Department, continued ticketing and removing illegally parked vehicles. This has helped to rid our neighborhoods of eyesores that reduce the appeal of our housing. The City Code Enforcement officer, assigned to the neighborhoods surrounding public housing, conducted 1,598 inspections in 2009. He achieved compliance in 113 of 319 new cases opened in 2009. In addition, 70 vacant lots were cleaned, 750 tires removed, 97 properties were posted for high grass and 8 buildings were demolished. The Authority’s policy of immediate removal of graffiti continues to keep our properties virtually graffiti-free in 2009. There were 20 work orders to remove graffiti in 2009.

Objective 5 - Maintain average response time for tenant-generated work orders to two (2) workdays or less. (Approximately the same as in 2008)

In 2009, the Maintenance Department **completed 12,189 tenant-generated routine work orders**, excluding 1689 emergency work orders. The average response time for routine tenant-generated work orders was **1.04 days**, approximately the same as in 2008. Strategies used to achieve this objective were: maintenance staff education and training; monitoring work order callbacks; quality-control inspections of 2% of the work orders by maintenance supervisors; subcontracting janitorial and grass cutting to free up personnel for maintenance work; considering public housing residents whenever vacancies occur on our maintenance staff.



Objective 6 - Maintain

The Authority strives to create a positive public image of its housing, by keeping them clean, neat, and well maintained; and by promoting neighborhoods that are visually attractive to our residents and the visiting

public. This now includes grass cutting and edging of all of our properties by lawn care professionals. In order to insure a positive impression, the Authority will continually monitor its developments for achievement of the highest “curb appeal” standards. In recent years, the Authority has planted over 800 trees, as part of our goal to plant 3,000 trees in ten years.

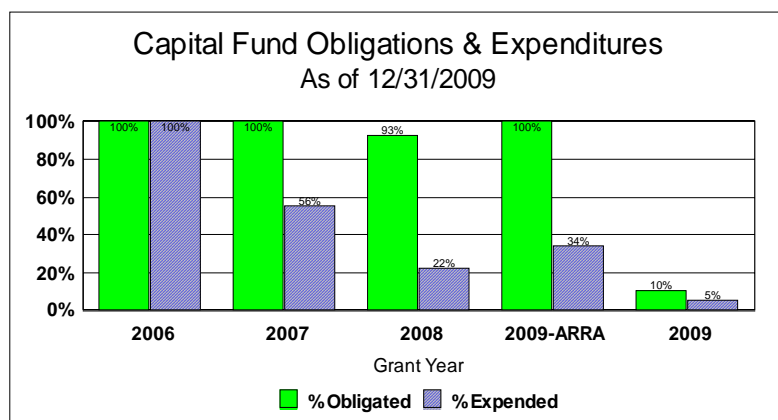
Objective 7 - Complete annual inspections and requisite follow-up on all public housing and Section 8-assisted units to assure all units are decent, safe, sanitary, and in good repair. (100% complete)

Each of the 2,150 public housing units owned and managed by the Authority was inspected in 2009. In order to obtain inspections that conform to the HUD protocol, the Authority contracted with the U. S. Inspection Group, Inc., to perform our annual public housing inspections. This continues to improve both the timeliness and quality of the inspections. All privately owned units in the Section 8 Voucher Program were inspected at least once during 2009, to assure compliance with HUD’s Housing Quality Standards. A total of 2,297 initial-, annual-, final- and complaint-inspections were conducted on Section 8 units.

Objective 8 - Develop annual update to Agency Plan; and maintain Capital Fund obligation rate.

Contracts totaling \$10,804,747 for capital improvements were awarded in 2009. Approximately \$4.6 million of this was money from the federal stimulus act that was passed by Congress and signed by the President in early 2009. In March, the Authority received approval from HUD for our 2009 Capital Grant in the amount of \$3,666,789.

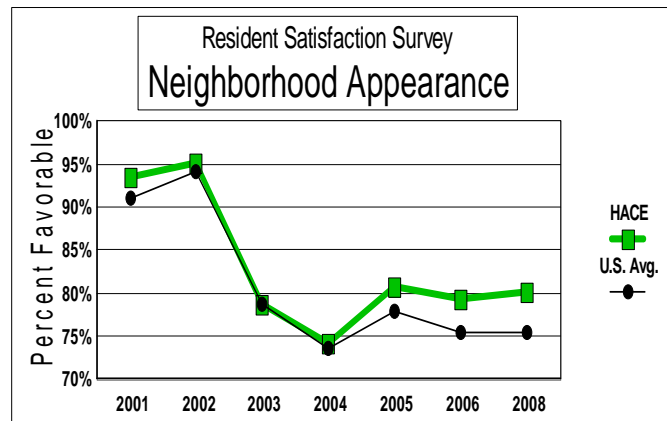
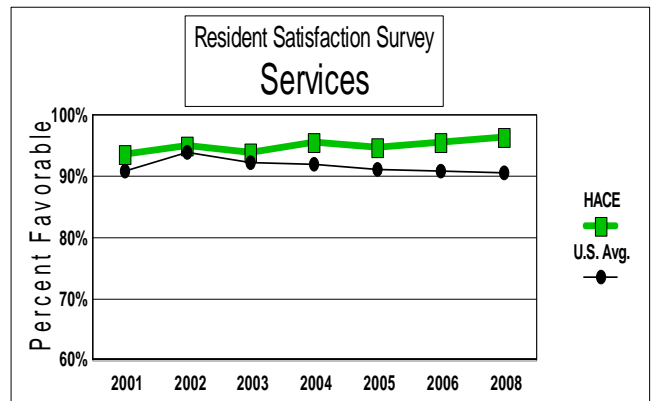
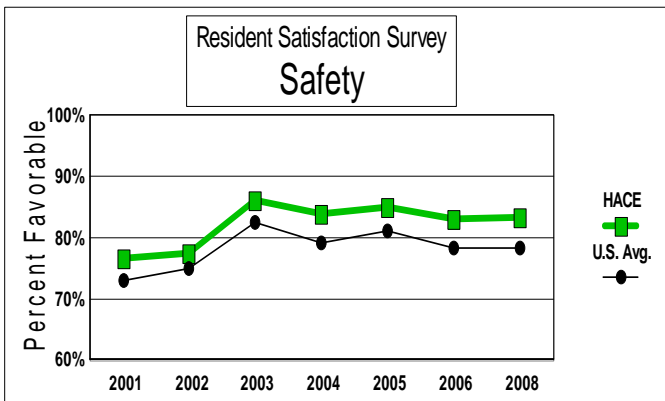
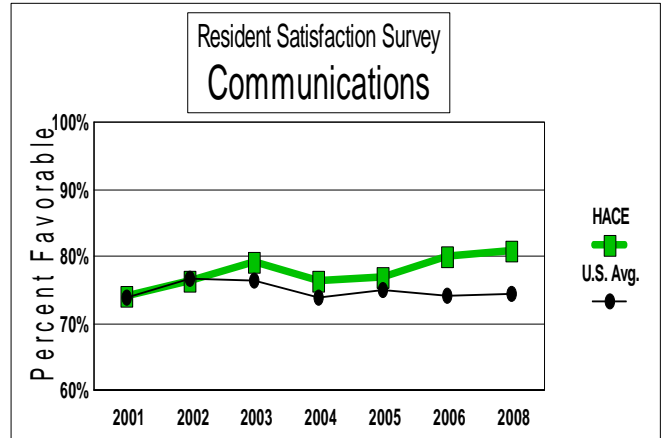
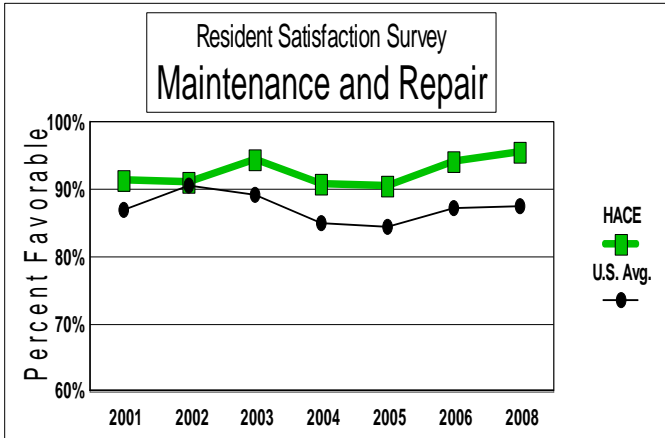
The Authority has now exceeded the required Capital Grant obligation rates for all open phases of Capital funding. The Authority is given two years to obligate and four years to expend each year’s funding.



The 2010 annual update to the Agency Plan was completed and approved by the Board of the Authority in December. It will be submitted to the U. S. Department of Housing and Urban Development on or before January 15, 2010.

Objective 9 – Maintain current level of resident satisfaction with living conditions in public housing.

HUD’s annual survey of resident satisfaction was discontinued in 2009. Most of our residents are highly satisfied with our housing and our supportive services. **The 2008 HUD survey showed high levels of satisfaction with Authority services, and all five indicators were above the national averages:** maintenance and repairs (95.6%) communications (80.9%); safety (83.4%); services (96.5%); and neighborhood appearance (80.2%).



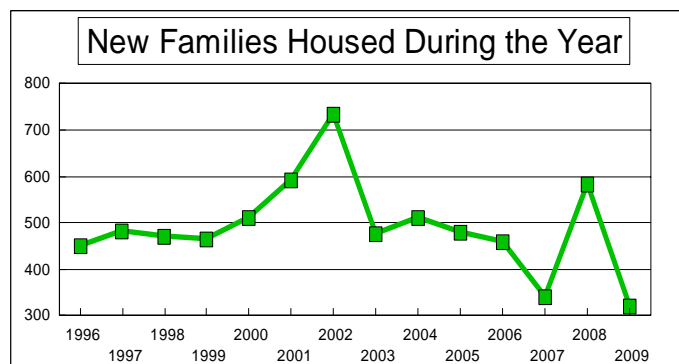
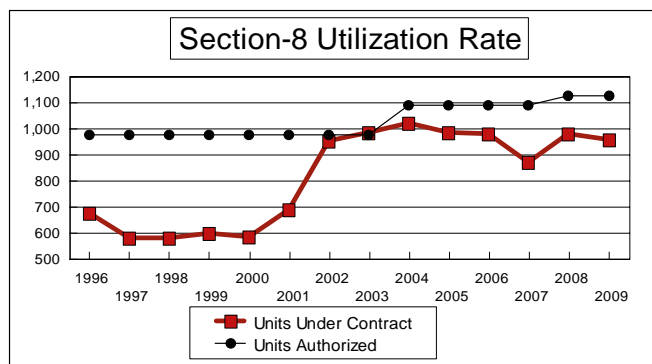
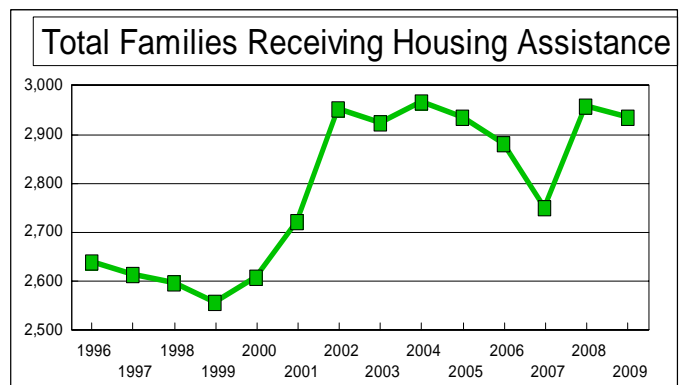
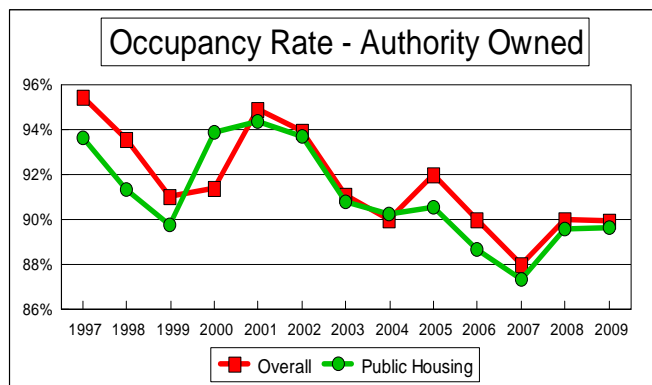
Objective 10 – Update Emergency Management Plan

This task will be carried over to 2010.

GOAL 2 - PROVIDE HOUSING ASSISTANCE TO MORE FAMILIES/INDIVIDUALS

Objective 1 - Achieve 95% occupancy in our public housing inventory. (Average monthly occupancy at 91%)

The Authority averaged 91% occupancy each month during 2009, approximately the same as in 2008. The Tenant Selection Office processed 1,275 applications and housed 163 new tenants in 2009. In addition, 81 families were transferred to different units—all due to changes in family size or to accommodate a physical disability. At December 31, 2009, the occupancy rate was 90%; a total of 1940 households were in occupancy at the end of 2009, down by 34 families at the same time in 2008. The Authority also housed 11 new families with disabilities in our accessible apartments. Twelve families already residing in public housing were transferred to new handicap-accessible units. The Martin Luther King Center was retained again by the Authority to provide budget and credit counseling to applicants who had no credit or poor credit. In 2009, 22 applicants were made eligible and housed after completion of the 10-hour Credit/Budget Counseling Program. Since its inception in 2001, 423 applicants have completed the counseling program, of which 254 families have received housing assistance.



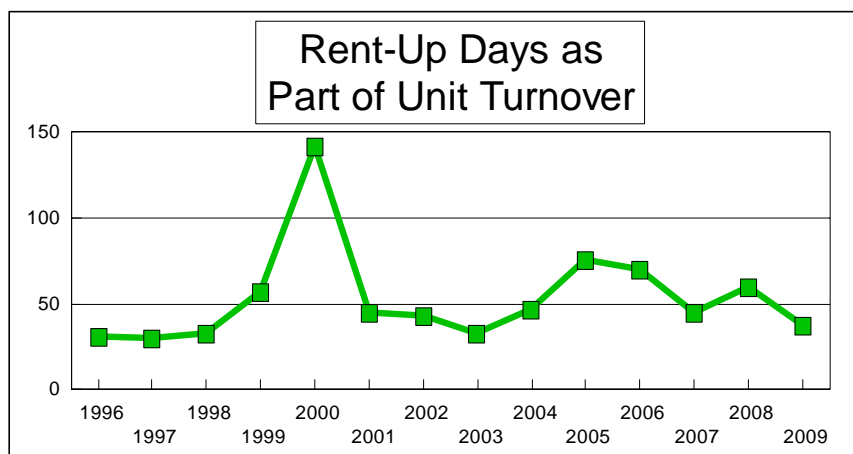
Objective 2 – Achieve 95% utilization rate of available Section 8 Housing Choice Voucher Program. (Actual utilization rate was 85%)

The average number of families under Section 8 voucher contracts each month decreased by 4 in 2009, from 986 to 982. This small decrease could have been much worse. From June through December, the

Authority was required to utilize all of its net restricted Section 8 cash reserves of \$1.14 million to pay for the vouchers that we had under contract. We were still able to help 160 new families in 2009. This was down from 264 families in 2008. The lower number in 2009 was due entirely to the funding cut in effect for the last half of the year. The Authority was able to reopen its Section 8-application process for a short period in 2009. We processed over 1,700 preliminary applications and then closed the application waiting list on December 31, 2009.

**Objective 3 - Reduce public housing turnover time by 10% from 2008 rate.
(Reduced by 6%)**

In 2009, the Maintenance Department made total of 247 (down from 342) units ready for occupancy. Turnover time—the number of days from the move-out of one tenant to the move-in of another averaged 237 calendar days, down from 253 days in 2008. In 2009, the period from a make-ready to rental decreased from 60 to 38 days. Increased occupancy and reduction of vacancies will continue to be our first priority in 2010.



Objective 4 - Provide supportive services to non-profits with special needs populations.

In 2009, the Authority continued to provide funding for two Section 8 Project based developments that serve special needs populations. *Columbus Square Apartments* and the *Lodge on Sass* received funding for a caseworker to provide assistance to the residents of those facilities. These caseworkers are obtaining needed services for, and helping to stabilize the residents of those buildings. The Authority also provided matching funds to Columbus Square for needed capital improvements. Both *Columbus Square Apartments* and the *Lodge on Sass* continue to have high occupancy rates.

Objective 5 - Complete 504 site work improvements; and accessibility improvements to the community services building at the John Horan E. Horan Gardens Apartments.

The 504 Needs Assessment of our community facilities was completed in April 2008. This report identified all community facilities that were not yet in compliance with the provisions of Section 504, handicap accessibility provisions of the federal laws. Contracts were awarded in 2009 to complete the accessibility improvements to the last of our community facilities. All of our playgrounds were made handicap accessible in 2009. Construction was also completed on our largest playground located at the John E. Horan Garden

Apartments. Contracts were awarded in December for the renovations to the service building at JEHGA. This facility houses a variety of services including the COPPS program, youth art center and library, and the Gannon nursing program. This work is scheduled to be complete in the summer of 2010.

Objective 6 – Complete construction of two accessible units at the C. Ted Dombrowski Apartments.

The Authority awarded contracts in 2009 to make two apartments in the Dombrowski Apartment complex accessible to residents with disabilities. This work should be completed early in 2010. The Authority will then have a total of 110 completely accessible apartments spread through out inventory. This has been a seven-year, \$15.3 million undertaking.

Objective 7 – Make Housing Authority Web Site Interactive.

In 2003, the Authority launched its web site (www.hace.org). The site includes information about the Authority, our housing, personnel, services, and news. The site is being updated monthly. The site was completely redesigned in 2006. It will be made interactive in 2010.

Objective 8 – Increase Veteran’s Affairs Supportive (VASH) program utilization to 90%. (Actual 60%)

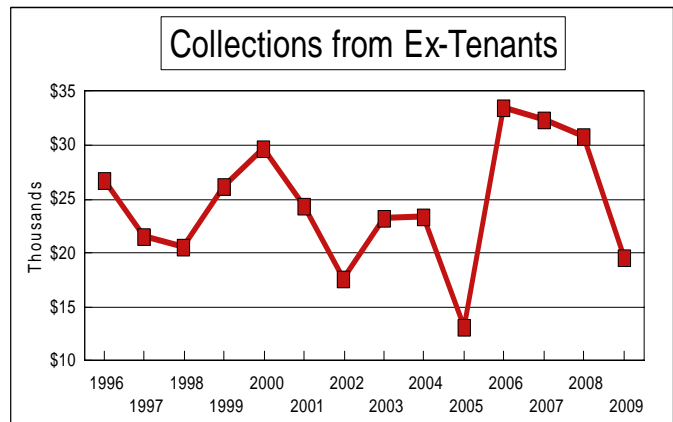
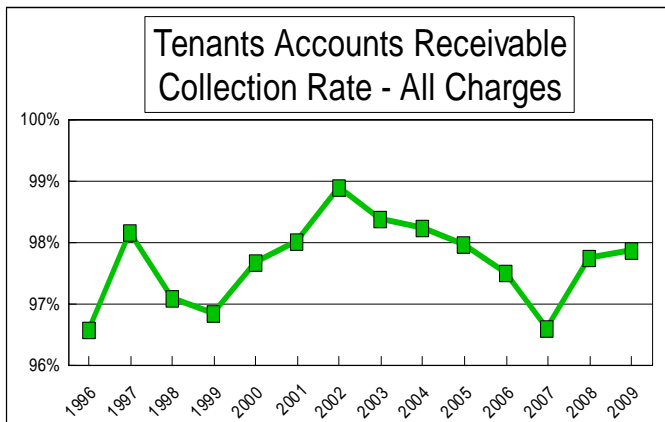
The VASH program utilization stalled at 60% in 2009 due primarily to the lack of referrals from the Erie Veterans Hospital and their failure to provide intensive case management to veterans to assist them in locating housing during the time period when they held vouchers.

GOAL 3 - OPERATE ALL PROGRAMS EFFICIENTLY WITHIN BUDGETARY LIMITS; AND IMPROVE STAFF PRODUCTIVITY AND EFFECTIVENESS

Objective 1 - Collect 99% of annual charges by December 31, 2009. (Actual at 97.88%)

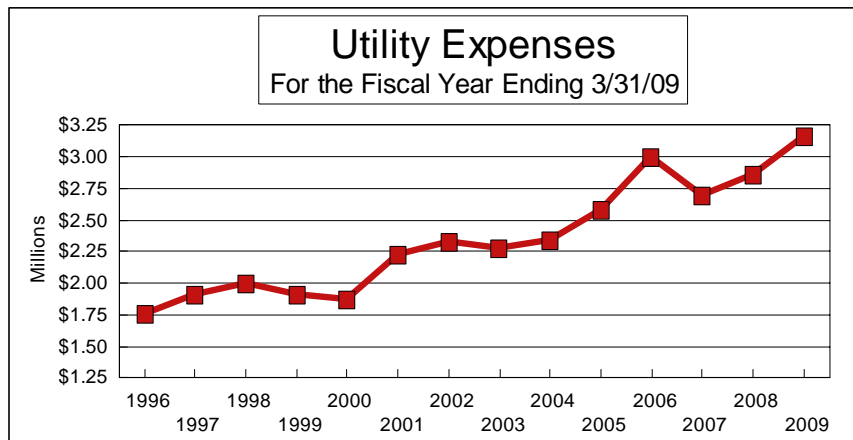
The Authority collected \$5,776,127 or 101.56% against a rent-roll for all units of \$5,687,591 in 2009. Total cash receipts were up \$164,418 over 2008. The Authority collected 97.88% of all charges in 2009. This collection record was accomplished by a variety of strategies. Referral of ex-tenant accounts to the Collection Bureau resulted in \$3,303 being collected from ex-tenants. The Authority collected \$19,650 from ex-tenants who reapplied for housing. Under the Authority’s policy, no one who owes money from a prior tenancy can be on the Authority’s active waiting lists. Due to the bankruptcy of the Erie Credit Bureau, the Authority was without a local collection agency for much of 2009. In December, the Board authorized a contract with a different collection agency, for ex-tenant accounts receivable. The Authority also collected \$15,078 from Section 8 tenants who had received housing financial assistance they were not entitled to. The Authority continued, for the 20th year, its positive-incentive *Early Bird* program, where tenants who pay by the 5th of the month get a chance at a U. S. Savings Bond each quarter during the year. In 2009, the payments by the 5th of the month were 34% over the base year, 1989.

The Authority continues to encourage residents to pay rent through automatic debit of their checking or savings account. In 2009, 384 residents selected this rent-paying option, slightly less (5) than in 2008.



Objective 2 - Limit utility expense increase to 10% over 2008. (Actual increase of 10%)

For the fiscal year ending March 31, 2009, the expenditure for utilities was up \$297,664 from the same period in 2008. This was due to a major increase in natural gas rates that occurred in 2009.



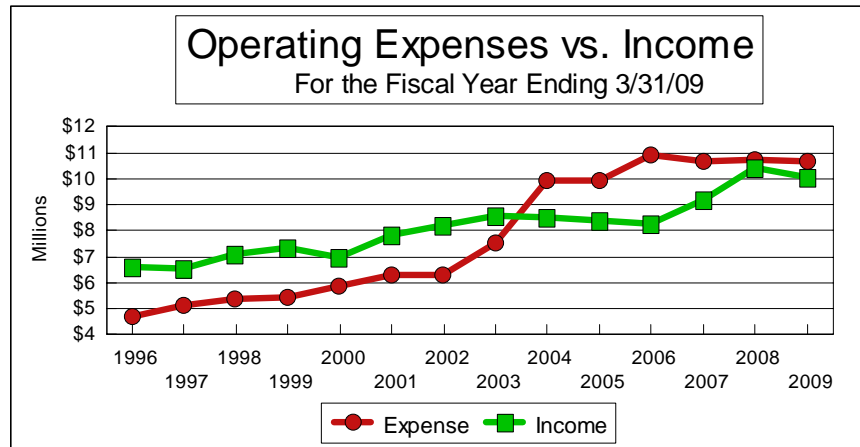
Objective 3 - Implement energy conservation improvements throughout public housing.

The Authority awarded multiple contracts in 2009 to replace 1,300 furnaces throughout our public housing inventory. We estimate that this will result in an annual reduction of approximately 25% in our natural gas consumption. We also replaced the 70-year-old electrical distribution system at the John E. Horan Garden Apartments, and awarded contracts to replace 200 entry doors at the Priscaro Apartments and Eastbrook. Also, the Authority awarded a contract to replace the 40-year-old gas distribution system at the 50-unit Eastbrook development

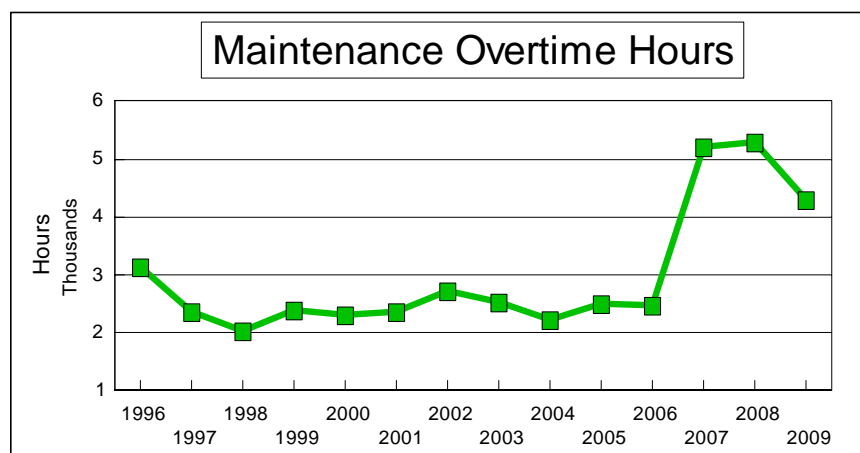
**Objective 4 - Limit operating expenses to income collected.
(Actual expenses \$291,416 more than income for fiscal year)**

The operating expenses for the federally assisted public housing program totaled \$10,742,655 for the fiscal

year ending March 31, 2009. Operating income was \$10,451,239 or \$291,416 less than the expenses. As provided in the 2009-operating budget, the expenditures exceeding the income were paid from the operating reserves, in order to lessen the impact of threatened reserve recaptures by the federal government. These expenses were primarily for tenant services and 504 accessibility expenditures not eligible for inclusion in the Capital Fund budget.



For the 12-month period ending December 31, 2009, maintenance overtime was down by 1,005 hours from 2008. This was primarily due to the elimination of Saturday overtime shifts designed to reduce vacancies.

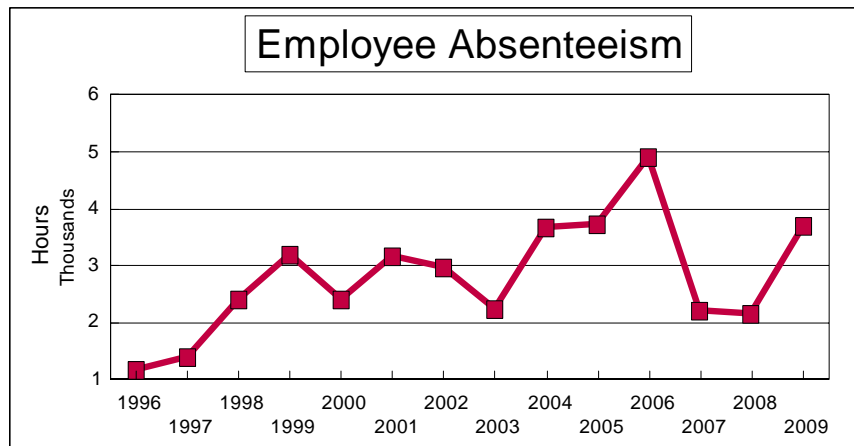


**Objective 5 - Maintain fiscal operations so there are no audit findings, and in accordance with generally accepted accounting principles.
(There were no audit finding in 2009)**

Objective 6 - Reduce employee absenteeism by 5% from 2008 level.

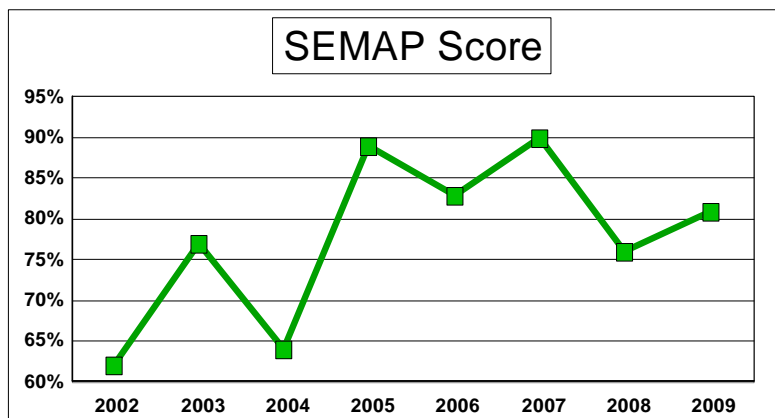
(Actual absenteeism was 72% higher than 2008)

Paid time due to sickness, disability, and workers compensation leave went up from 2,157 hours in 2008 to 3,710 in 2009. This increase was directly related to major illnesses suffered by three long-time employees, who accounted for 62% of the absences in 2009. In 2009, 34 of 60 employees went through the entire year without missing one hour of work due to illness, disability, or off the job injury. This represents 57% of the Authority’s full-time workforce. The employees had an overall attendance rate of 97% in 2009, missing an average of only 1.65 days due to sickness, disability, or work-related injuries. The Authority continues its employee incentives for not using sick leave; employee training and education; implementation of a work safety program; referring all workers compensation injuries to the St. Vincent Occupational Health Center; and, an aggressive light-duty program for injured employees.

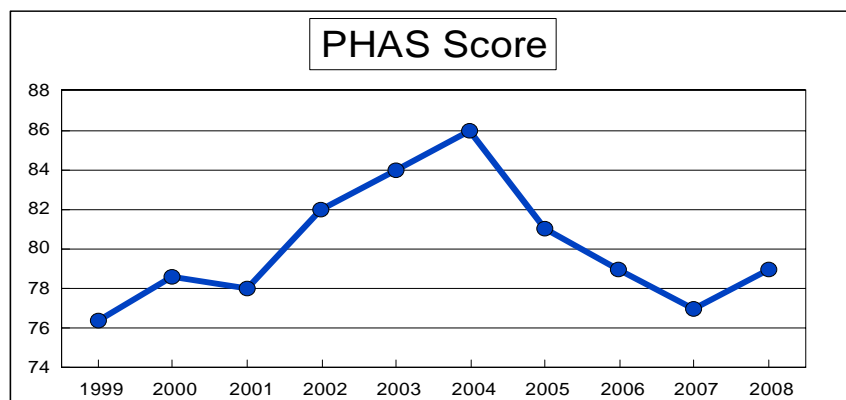


**Objective 7 – Achieve HUD’s high performance on Section 8 Housing Assessment System (SEMAP).
(Actual score improved from 76 to 81)**

In 2009, the Authority received a **81 rating** in HUD’s Section 8 Management Assessment Program (SEMAP). The Authority did not achieve the high performance designation because our score for funding utilization was below 95% for the fiscal year. The Housing Authority continues to address quality control and reporting issues identified by HUD in prior management reviews.



**Objective 8 – Improve HUD’s score by 5% on Public Housing Assessment System (PHAS).
(HUD did not issue PHAS scores in 2009)**



Objective 9 – Continue quality control for all HUD programs; implement board review of disbursements; and improve staff proficiency in use of verification tools.

In 2009, the board of the housing authority implemented a procedure to personally review randomly selected disbursements for proper documentation. The Authority also provided 6 training sessions for staff members involved in the day-to-day verification of family income.

Objective 10 – Implement Fraud Detection Policy

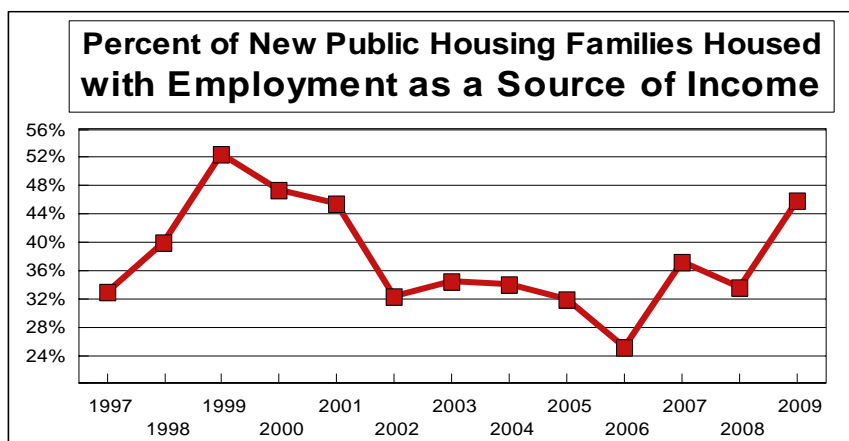
In 2009, the Authority identified 76 cases of probable tenant fraud that resulted in repayment agreements totaling \$94,953.17.

GOAL 4 - ENHANCE SELF-SUFFICIENCY OF PUBLIC HOUSING / SECTION 8 TENANTS AND PROMOTE GREATER SENSE OF COMMUNITY AND PRIDE AMONG RESIDENTS

Objective 1 - Maintain the ratio of public housing/Section 8 tenants who have employment as source of income.

(666 public housing households and 296 Section 8 households were employed at December 31, 2009.)

In 2009, 962 families had employment as a source of family income. Of the families newly housed in public housing in 2009, 96 (46%) of 209 had employment as a source of income. In 2009, 129 working families enjoyed the benefits of the Authority’s flat rent or ceiling rent, which cap the rent, regardless of income.



Objective 2 - Maintain HomePLUS Program at Schmid Towers and Friendship Apartments.

In 1997, the Authority contracted with the Greater Erie Community Action Committee (GECAC), the Erie Center on Health and Aging, and Stairways, Inc., to implement the HomePLUS Program at Friendship Apartments and Schmid Towers. The program provides case management and supportive services to many residents of both buildings. From January 1, to December 31, 2009, **45 initial assessments** were completed. Of the residents identified with service needs, all have accepted services. **Annual reassessments** were performed on **377 residents** of the two buildings. Direct services (i.e., home support, personal care, and chores) have been provided since August 1, 1998 and, at present **388 residents are receiving direct services**. GECAC estimates that **232 residents have been maintained in their homes because services are adequately meeting their needs**. Additionally, 36 residents (9 at Schmid and 27 at Friendship) are nursing home eligible, but have been given a waiver from the Commonwealth to receive nursing home services in their public housing apartments. In April 2000, the Authority added a daily hot meal to the support service package at Friendship Apartments and Schmid Towers. In October 2000, Ostrow Apartments was added to the Congregate Meals Program. **A total of 12,805 hot meals were served at the three buildings in 2009.**

Objective 3 - Formalize Self-Sufficiency Program at family developments

All current providers of social services for our residents are required to have a comprehensive self-sufficiency goal for participants and to coordinate activities with inter-agency team members. Quarterly meetings with the Quality of Life Learning Center and the IU-5 result in the monitoring of their progress in assisting residents on their journey toward self-sufficiency.

Objective 4 – Work with residents to improve the image of public housing.

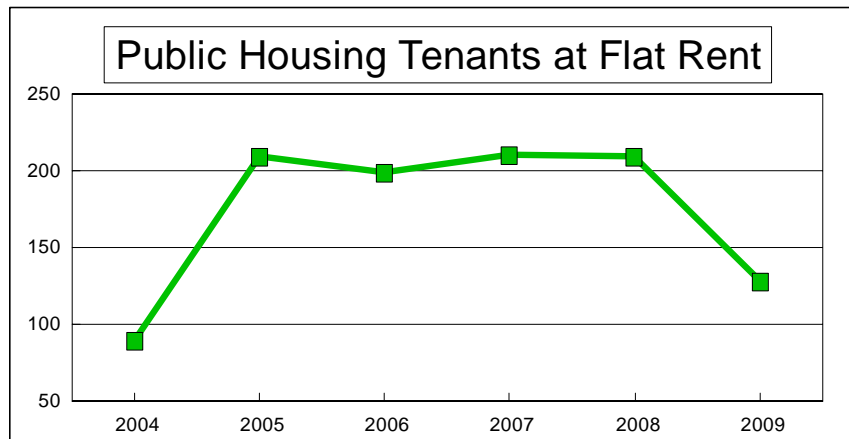
The Authority encourages beautification efforts by residents who reside in our family communities. The annual Garden Contest continues to attract many participants. The Authority published and distributed its 2010 calendar that featured *Recession Proof Dinner Recipes for Under \$10*. The Erie Tenant Council continued the operation of a monthly food pantry at the John E. Horan Garden Apartments throughout 2009. Media representatives attended and reported on Authority events that included gardening, Earthforce, horseback riding, golf, fishing, and Meet Your Neighbor Day.

Objective 5 - Continue Homeownership Down Payment Assistance Program for public housing residents.

Although the Authority continued to offer down payment assistance to first time homebuyers, no one accepted our offer in 2009. However, according to exit surveys of tenants who moved from public housing in 2009, 30 families purchased a house.

Objective 6 - Continue to implement flat rents that reflect market value of units based on size, condition, and location.

The Authority believes that the use of flat rents provides stability for our communities by giving working families an incentive to remain in public housing while they are getting on their feet economically. In 2009, the number of families who opted for the flat rent was 129 (down from 210 in 2008). The Authority first adopted a flat rent schedule in 2004, based on market data. This schedule was completely implemented in 2005. In 2008, the Authority's consultant prepared an update to the flat rent schedule, which was adopted by the Board of the Authority in December of 2008. Implementation of the new schedule took place throughout 2009, as families were recertified. Due to the significant increase in the flat rent schedule, this option is not as attractive as it was.



Objective 7 – Increase participation in the Section 8 Self-Sufficiency Program from 55 to 70 families. (Actual increase by 6)

The Authority contracted with the Greater Erie Community Action Committee to provide staffing for the Authority's Section 8 Self-Sufficiency Program. At December 31, 2009, there were 61 families in the Self-Sufficiency Program, a increase of 6 from the end of 2008. We did not meet our target due to the fact that GECAC was unable to fill the self-sufficiency coordinator position for approximately six months. However, the number of participants with self-sufficiency cash escrow accounts increased from 30 to 47 in 2009. The total amount in the cash escrow accounts increased from \$59,347 to \$100,462.in 2009.

Objective 8 – Continue conversion of Learning Centers to job centers for public housing residents.

The Authority has quarterly meetings with the two learning center operators to monitor their monthly progress reports on training and employment for public housing residents. **The two learning centers placed 72 residents in jobs in 2009.** The Authority's consolidation of the Quality of Life Learning Center operations at their East 19th Street site in 2008 **allowed for the introduction of a new child care center at the Harbor Homes location, which provided daily child care for 30 children in 2009, and for the development of a family health clinic, which opened in December.**

Objective 9 – Implement Health Clinic at Harbor Homes.

The Authority completed the physical conversion of space at the Harbor Homes Marsha Hall Learning Center to accommodate a family health clinic sponsored by the Multicultural Health Evaluation Delivery System (MHEDS). The Pennsylvania Department of Health is providing funding for three years to staff the clinic. This collaborative effort will provide convenient on-site primary health for residents of the Harbor Homes and surrounding neighborhoods.

GOAL 5 - IMPROVE NEIGHBORHOODS SURROUNDING PUBLIC HOUSING COMMUNITIES

Objective 1 -Prepare capital improvement and development plan for the Erie Heights neighborhood.

The Authority developed a preliminary concept to address the long-term capital needs at Erie Heights, by developing a portion of the undeveloped land surrounding our apartments. The general economic downturn in 2009 has forced us to put this plan on hold for the present. However, we will continue to review all options available to us in 2010.

Objective 2 – Continue to identify public and private partners to participate in neighborhood community development initiative.

In 2009, the Authority maintained relationships with many institutions to continue building support for our neighborhood renewal initiative. These included: the City of Erie, the Erie County Industrial Development Corporation, the Quality of Life Learning Center, Erie County, the John F. Kennedy Center, the Erie Tenant Council, the Authority's Resident Advisory Board and the Erie Redevelopment Authority

Objective 3 - Continue code enforcement strategy with City of Erie in all target neighborhoods surrounding public housing sites.

In 2009, 1,598 code inspections were performed, including 319 initial inspections and 1,279 re-inspections. Compliance occurred in thirty six (36) of the new cases in 2009. The Authority also approved a one-year extension of the Code Enforcement contract with the City of Erie.

Objective 4 - Continue strategic acquisition plan for sites that are available and/or in distress.

The Authority purchased two sites near our neighborhoods for future development opportunities and to

protect our investments

Objective 5 – Implement residential strategy that would improve and strengthen the existing homeownership in the neighborhoods surrounding public housing sites; and provide homeownership opportunities for public housing residents.

The Authority has adopted a plan for homeownership down payment assistance to public housing residents. The Authority will provide up to \$2,000 in matching funds to be used toward down payment/closing cost assistance for Housing Authority tenants who leave public housing to purchase their first home within the City of Erie. In 2009, no public housing families received down payment assistance from the Authority, but several have qualified for assistance in early 2010.

Objective 6 – Promote construction at the Savocchio Business Park that would provide employment opportunities for public housing residents.

The Authority continues to work with the Greater Erie Industrial Development Corporation and the Quality of Life Learning Center to recruit new ventures for the Savocchio Business Park.