

Michael Alberts

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Friday, June 2, 2023 1:26 PM
To: Matt Ward; Michael Alberts; Jeannine McMillan; Frank Janakovic
Subject: FW: Johnstown in the news (positive story)

Mayor, Matt, Michael and Jeannine

Wow! This is a tremendous change in the story arc... So pleased with the new direction for the City!

ANYTHING IS POSSIBLE!

-Matthew-

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Friday, June 2, 2023 1:07 PM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Cc: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Couture, Ashley N <Ashley.N.Couture@hud.gov>; Stannard, Ryan W <Ryan.W.Stannard@hud.gov>; Bernit, Yoenia <Yoenia.Bernit@hud.gov>
Subject: Johnstown in the news (positive story)

Hello Everyone,

Amplifying this piece related to the Johnstown Housing Authority from today's news clips:

<https://api.criticalmention.com/app/#/clip/slim/d53439f1-01c1-43f6-a219-ee61b142fec8>

I appreciate the positive perspective. One of the critics at the state level provides comments, but I feel that he is drowned out by overall optimism. I feel the community is tired of the critics and wants to move forward toward opportunity.

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

Michael Alberts

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Friday, June 2, 2023 12:57 PM
To: Michael Alberts
Subject: Positive News

Hello Mike,

Although we may not be connected constantly, know that we are following the developments and appreciate the positive narrative shining through. This is a great piece.

<https://api.criticalmention.com/app/#/clip/slim/d53439f1-01c1-43f6-a219-ee61b142fec8>

Much appreciation,

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

Michael Alberts

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Tuesday, May 30, 2023 3:15 PM
To: Matt Ward; Lafollette, Ryan E
Cc: Michael Alberts
Subject: RE: <External Message> Johnstown housing progress

Matt.

I hope you all had a wonderful holiday weekend.

Thank you for keeping us in the loop on the great progress being made in – and for – the city of Johnstown. I am so pleased that the task force and others are coming together to change the dialogue and make positive change. That being said, I am not sure that I have any specific comments on the materials you have included at this time.

Thanks.

-Matthew-

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Friday, May 26, 2023 2:08 PM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>
Cc: Michael Alberts <malberts@jhaonline.org>
Subject: <External Message> Johnstown housing progress

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May 26, 2023

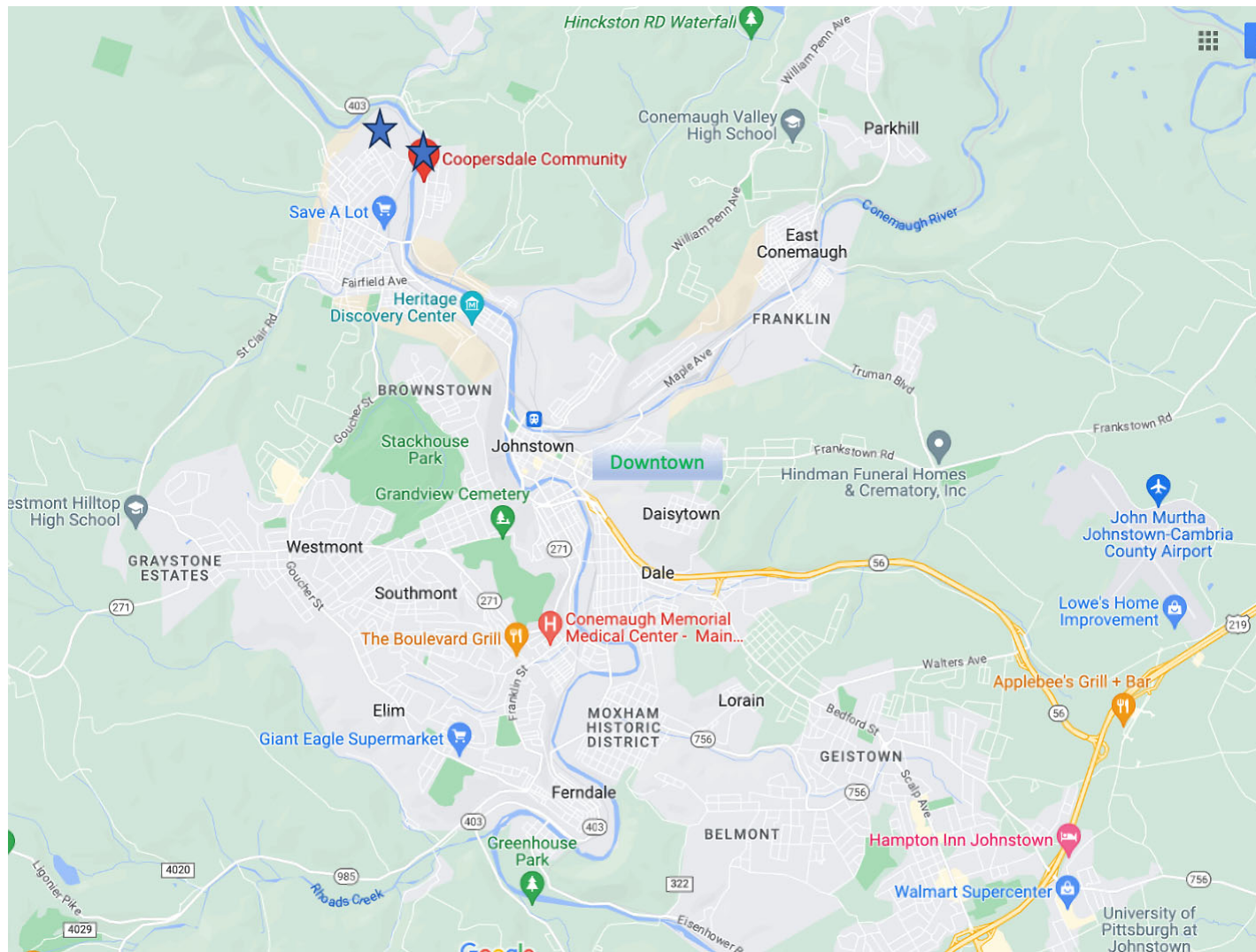
Hello Regional Administrator Heckles and Deputy Administrator Lafollette –

Hope you two are well on this beautiful sunny day. I guess they say that “it’s always sunny in Philadelphia . . .” I wanted to share this briefing sheet with you from Johnstown.

Johnstown understands that HUD officials cannot give specific assistance to a HUD grantee applicant in the middle of a solicitation, so we are just asking for thoughts and guidance on the general issues which the community is seeking to pursue for improved housing, connectivity, and opportunities for public housing families.

While Johnstown is a city of only 18,411 people in a relatively compact space because of the borders of the mountains and rivers, the 10 separate public housing community complexes managed by Johnstown Housing Authority are scattered across different neighborhoods and areas. So Johnstown has decided to focus on the 521 units located in 76 buildings of the Oakhurst and adjacent Coopersdale housing complexes. These are the oldest stock in the housing portfolio

(going back to 1943), the buildings have design and structural deficiencies, and they are essentially totally isolated pockets of poverty with no mix of workplaces, retail, health, education, institutional, park, or other community amenities available to the families living there. See Oakhurst and Coopersdale in the context of the city map, and in an aerial view below (two blue stars show where the housing complexes are, downtown labeled too):





So PHA Director Mike Alberts (copied here) reports that the HUD DCTA has commenced, and that the HUD consultant is gearing up to start some condition assessment work for the housing buildings that need the most work, which is all good. Our idea for what kinds of work Johnstown could do to build on this, to re-imagine the Oakhurst and Coopersdale housing to be better integrated into the community's assets, jobs, and revitalization efforts, is what the briefing sheet is about. Also the briefing sheet talks about some early actions that could be taken with initial resources to address what is most needed for the current 521 families in these complexes – improved public bus transit, mobility through the right kind of bike share, and a laundry facility at Oakhurst, which has none.

We thought it would be useful for you to understand some key next steps that Johnstown plans to take to keep the positive momentum going. Again, if you have any thoughts about this, we would welcome your guidance. Thanks much, enjoy the beautiful weekend, Matt Ward and Mike Alberts.

Attachment (1)

Matt Ward
CEO @ Sustainable Strategies DC

Capitol Crossing, 200 Massachusetts Avenue, NW, Suite 380
Washington, DC 20001

Matt.Ward@StrategiesDC.com

202-422.2411

www.StrategiesDC.com



Michael Alberts

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Wednesday, April 26, 2023 12:42 PM
To: Michael Alberts; Lafollette, Ryan E; Horvath, Michael A; Kirshenbaum, K Lyn
Subject: Re: <External Message> Prospect Visit Thursday Morning

Fantastic!

Get [Outlook for iOS](#)

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, April 26, 2023 11:27:53 AM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Subject: RE: <External Message> Prospect Visit Thursday Morning

Our resident board member, Darlette Haselrig, is planning to be at the event all day, and will be at Prospect with us in the morning. Darlette is an amazing asset to the board, as she was a long-time employee of ours who worked in Section 8 and as a Property Manager prior to her retirement and then appointment to our board. Darlette currently resides in one of our high-rise buildings downtown.

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Wednesday, April 26, 2023 10:48 AM
To: Michael Alberts <malberts@jhaonline.org>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Subject: Re: <External Message> Prospect Visit Thursday Morning

That sounds great, how about a resident on your board? One of the round table questions is about engagement so meeting a resident from Johnstown prior to the meetings would be great.

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From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, April 26, 2023 10:43:41 AM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>
Subject: RE: <External Message> Prospect Visit Thursday Morning

Prospect had no active resident council and the community has been completely relocated except for one or two remaining families.

There is a daycare that operates in our Prospect community building, and I reached out to the owner, Kathy Floyd, who is willing to meet with us tomorrow morning. Kathy is active in Prospect and the greater community and would be a good representative since the daycare is in Prospect and some residents have worked there.

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>

Sent: Wednesday, April 26, 2023 10:31 AM

To: Michael Alberts <malberts@jhaonline.org>; Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Subject: RE: <External Message> Prospect Visit Thursday Morning

Mike.

Thank you. This sounds good. Is there any chance we could include a quick conversation with a resident leader from Prospect? A resident council or something? Thanks.

-Matthew-

From: Michael Alberts <malberts@jhaonline.org>

Sent: Wednesday, April 26, 2023 10:16 AM

To: Lafollette, Ryan E <Ryan.E.Lafollette@hud.gov>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>; Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kirshenbaum, K Lyn <k.lyn.kirshenbaum@hud.gov>

Subject: <External Message> Prospect Visit Thursday Morning

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Good morning team,

For our early morning visit to Prospect on Thursday, I could pick you up at the Holiday Inn downtown, take you to Prospect, and then drop off at City Hall.

As you can see from the attached Prospect map, there's not much ground to the site, basically just a street and a half of row/townhouses. We can at least check out the unit where part of the ceiling fell and a unit across the street from it that was vacant and was in make-ready status before our decision to relocate residents. I am planning to have a repairman on site to answer any questions or provide additional insight.

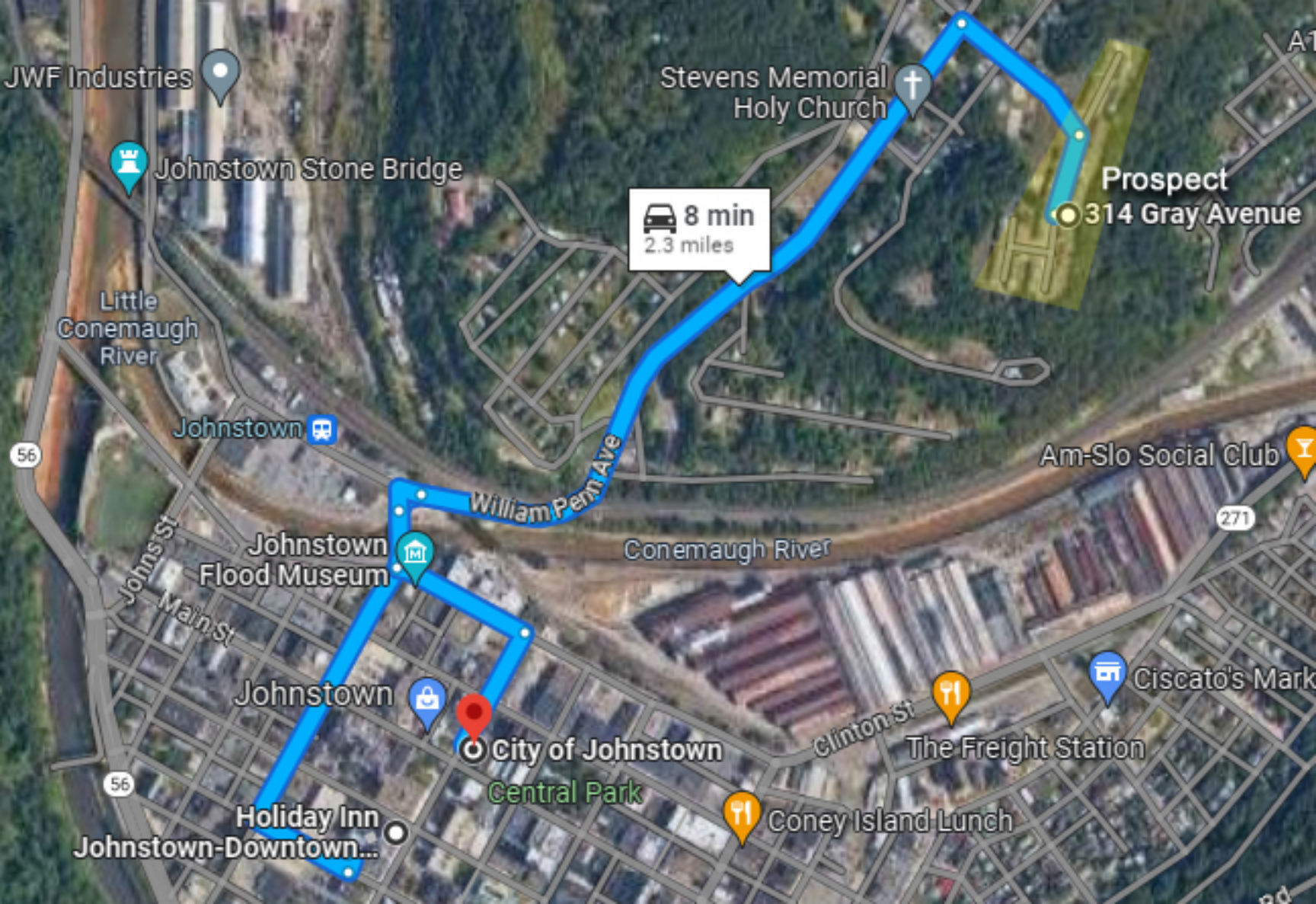
Driving time from Holiday Inn > Prospect > City Hall is only about 8 minutes, so we can easily do as long of a visit as you want prior to the 9:00 start time at City Hall.

I will suggest a 8:00 pick up time at Holiday Inn unless you have other ideas. I will have a vehicle that should be able to seat up to 5 passengers, if 2 are comfortable with tight 3rd row SUV seating. (I'm about 6'0" and have survived back there by myself for 3 hr drives)

Let me know your thoughts or if you have any questions. I look forward to seeing everyone tomorrow!

--Mike

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



JWF Industries

Johnstown Stone Bridge

Stevens Memorial Holy Church

Prospect
314 Gray Avenue

8 min
2.3 miles

Little Conemaugh River

Johnstown

56

Am-Slo Social Club

William Penn Ave

Conemaugh River

271

Johnstown Flood Museum

Johnstown

City of Johnstown

Ciscato's Market

Holiday Inn
Johnstown-Downtown...

Central Park

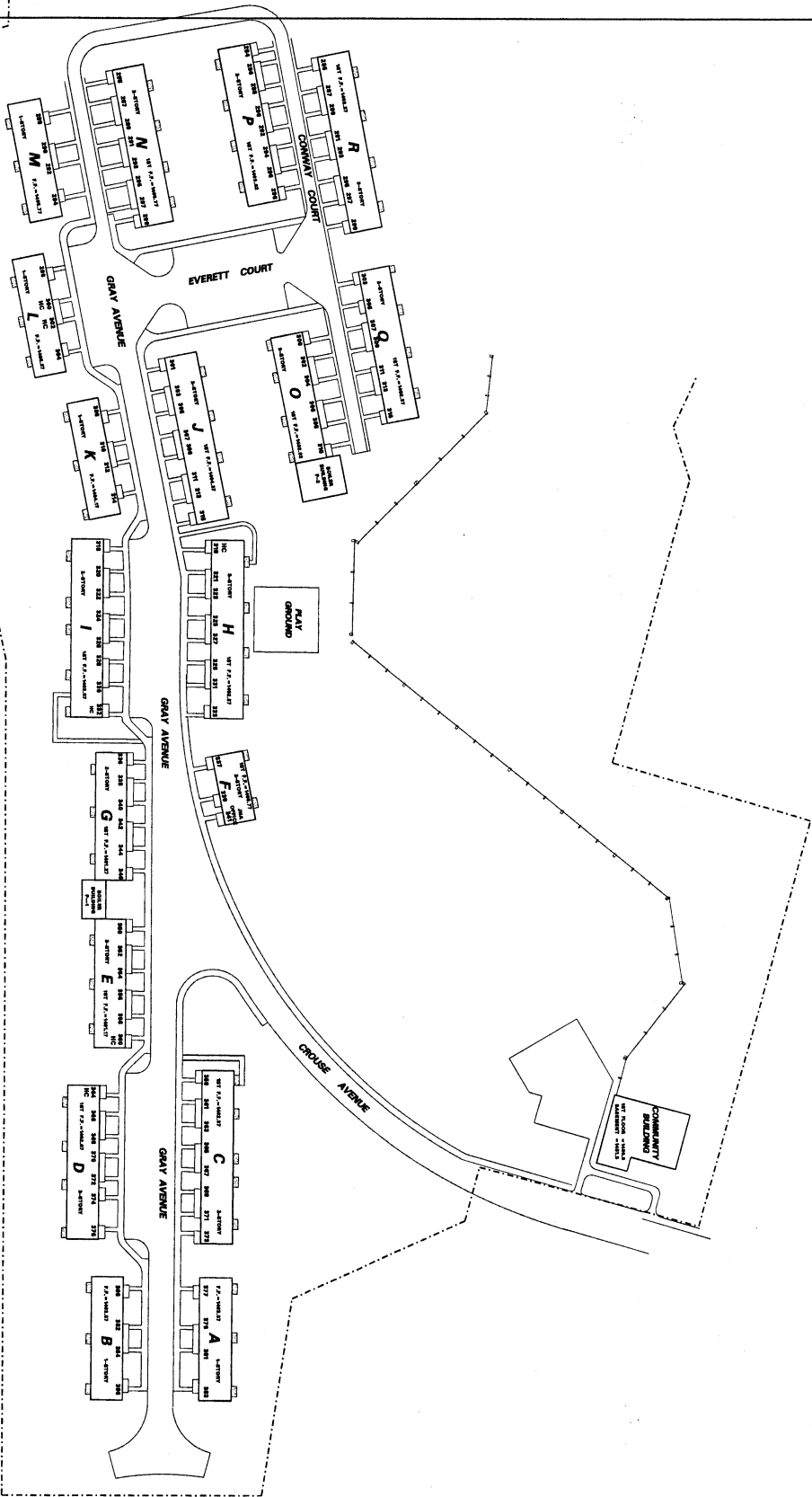
The Freight Station

Coney Island Lunch

56


Clinton St

Attachment B



AMP 1

PROSPECT

SHEET TITLE:		 Enterprise Ventures Corporation
General Use Site Plan		
OWNER:	DATE:	100 CTC Drive Johnstown, PA 15904-1935 PH (814) 248-7808 FAX (814) 248-7800
DESIGNER:	DATE:	
SCALE:	DATE:	
DATE:	DATE:	
SCALE:	DATE:	
DATE:	DATE:	
SCALE:	DATE:	

Michael Alberts

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Tuesday, March 21, 2023 10:31 AM
To: Matt Ward
Cc: Couture, Ashley N; Jeannine McMillan; Michael Alberts; Spiro Maleki
Subject: RE: <External Message> Johnstown PA Quality Housing Task Force / April 27-8 HUD Visit to Town

Matt.

I think Ashley is out of the office this morning so I'll start the reply here...

First, thank you, this is good stuff!

I will defer to Ashley on the timing of our meeting – I want to be sure our core team can be together on this (we met yesterday to start brainstorming internally) so I don't think today can work. If we can wrangle those folks for tomorrow (Wednesday 3/22 – I think your dates are off) at noon, lets do that (Ashley, I can do that time). But, if not, we may need to shoot for Friday at 9AM to make sure we can adjust schedules (Ashley, I can do that time too).

Thanks!

-Matthew-

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Monday, March 20, 2023 7:50 PM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Cc: Couture, Ashley N <Ashley.N.Couture@hud.gov>; Jeannine McMillan <Jeannine.McMillan@jefferson.edu>; Michael Alberts <malberts@jhaonline.org>; Spiro Maleki <spiro.maleki@strategiesdc.com>
Subject: <External Message> Johnstown PA Quality Housing Task Force / April 27-8 HUD Visit to Town

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March 20, 2023

Hello RA Heckles and Ms. Couture –

You didn't miss an email. Here it is!

1.) **Planning Zoom with Regional Administrator Heckles & HUD team**

- I have checked with Mike Alberts, Executive Director of the Johnstown Housing Authority, and Jeannine McMillan the Lead on the new Johnstown Affordable Housing Task Force (both copied), and those two and I are available this week at these times:
 - Tuesday, March 20/tomorrow from 10am-11am, or 12noon-3pm
 - Wednesday, March 21 from 12pm-1pm
 - Friday, March 23 between 8am-10am

- If one of those times work for you and your HUD folks, we will invite the other members of the steering committee of the Johnstown Quality Housing Task Force (City Manager, 1889 Foundation, Community Foundation for the Alleghenies, Greater Johnstown Regional Partnership). We'll take anybody else who can join, but not worry if the whole crew isn't there.
- I can send out Zoom invite if you wish, just LMK.

2.) **First Draft Run-of-Show:** See attached a detailed, suggested itinerary and run-of-show for your and HUD's April 27-28 visit. We welcome any and all input or suggested/requested changes. Lots of info in this, so we can explain it too you. But you and your team can also put notes on this and email it back, and we can upgrade the document to Version 2.0, before we talk, if that helps.

- Do you expect HUD folks such as Pittsburgh Field Director Michael Horvath or HUD Pittsburgh Housing Director Jackie Molinaro-Thompson will be coming to Johnstown on April 27-28 too?
- Note that we can put together advance/logistics information for you and others in HUD's delegation on any of the organizations, individuals, initiatives, or issues mentioned in this run-of-show; where to stay, etc.. A number of advance/logistics questions are listed in the document under the "Key Questions" heading.

3.) **Other Info:**

- a. Invitations went out from our core planning group to invitees for the "Johnstown Quality Housing Task Force" about two weeks ago.
- b. We also sent a press release out about the launch of the Task Force. See press, e.g., <https://news.yahoo.com/task-force-draws-high-level-115100325.html>. Pretty good story/message.
- c. The first kick-off meeting of the Johnstown Quality Housing Task Force will be on April 2. We will give you a report on how it goes and what progress we make.
- d. The problem with the 110 resident families being quickly moved out of JHA's Prospect Homes (where the roof collapsed) continues to be a real concern in the community, as I am sure you have heard. See, e.g., www.tribdem.com/news/prospect-homes-residents-meet-with-jha-officials-get-info-on-housing-options/article_cf1c2d12-c1c4-11ed-a374-5b9b404a9a95.html and www.tribdem.com/news/going-to-affect-us-prospect-homes-move-life-changing-for-displaced-residents-impactful-for-neighborhood/article_1c1c6dbe-c4f1-11ed-aea5-f7427bba668c.html
- e. Another continuing happening is that state officials are raising this issue at high levels. See, e.g., recent opinion on State Rep web page at , and <https://www.pahouse.com/Burns/InTheNews/NewsRelease/?id=127502> recently introduced PA Senate Bill 98 at <https://www.legis.state.pa.us/cfdocs/billinfo/billinfo.cfm?year=2023&sind=0&body=S&type=B&bn=98>.

Thanks much, Matt Ward

Cc: Johnstown PHA Director Alberts, Task Force Lead McMillan

Attachments (3)

Matt Ward

CEO @ Sustainable Strategies DC

Capitol Crossing, 200 Massachusetts Avenue, NW, Suite 380

Washington, DC 20001

Matt.Ward@StrategiesDC.com

202-422.2411

www.StrategiesDC.com



We've moved one block from our former office, to the Capitol Crossing complex, a LEED Platinum complex and DC's first eco-district. Come see us sometime.



From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>

Date: Monday, March 20, 2023 at 2:51 PM

To: Matt Ward <matt.ward@strategiesdc.com>

Cc: Couture, Ashley N <Ashley.N.Couture@hud.gov>

Subject: RE: <External Message> Johnstown follow up (TIME SENSITIVE)

Matt.

(looping in Ashley on this too)

I am returning today from a bit of R&R but I don't think I have dates from you for us to talk later this week. I don't think we got a run-of-show proposal either. If I missed this in my catching up process, I apologize. If I didn't, can we set up that call for this week? We've had a few good conversations internally here and are really looking forward to it!

Thanks.

-Matthew-

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Thursday, March 9, 2023 1:04 PM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Subject: Re: <External Message> Johnstown follow up (TIME SENSITIVE)

RA Heckles – Thanks for the prompt response. Our plan was for activities Thursday, and then totally done Friday by 12noon, figuring you would want to be home to your family Friday evening.

Will send you week-of-March 20 options for a Zoom with JTown and HUD folks, and will send a run-of-show proposal before then. Thanks much, Matt

Matt Ward

CEO @ Sustainable Strategies DC

Capitol Crossing, 200 Massachusetts Avenue, NW, Suite 380
Washington, DC 20001

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202-422.2411

www.StrategiesDC.com



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From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Date: Thursday, March 9, 2023 at 1:00 PM
To: Matt Ward <matt.ward@strategiesdc.com>
Subject: RE: <External Message> Johnstown follow up (TIME SENSITIVE)

Matt – what a good news/bad news email!!!

I'm a bit pressed too so...

- 1) Great news! Good work!
- 2) Yes, that's a Thursday/Friday and that's perfect for me. I can get into town on the evening of Wednesday and have all day Thursday and only ask that Friday wrap up at a time that reduces my wife's frustration with my arrival time home (its about a 4-hour trip).
- 3) Yes, let's get that on the calendar for the week of March 20 – lots of openings so give me a couple times that work for the Johnstown team and I'll circle our folks.
- 4) Thank you. I will double check that Michael Horvath is looped in – terrible but good to know...

Thank you!

-Matthew-

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Thursday, March 9, 2023 10:48 AM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Subject: <External Message> Johnstown follow up (TIME SENSITIVE)

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March 9, 2023

Hello Regional Administrator –

Lots going on in Johnstown, hope to follow up with you soon. I am overwhelmingly overwhelmed with some difficult deadlines due tomorrow 5pm, but I wanted to get this quick note out to you:

- 1.) Johnstown has launched its “Johnstown Quality Housing Task Force” officially, and is moving toward a later-March first convening of that Task Force, with the hope that the second convening will be a Task Force roundtable during your visit to Johnstown April 27-28.
- 2.) **Do you think April 27-28 will work for you?** We want to get the gears moving on planning.
- 3.) We have put together a run of show, activities while you are in town, etc. It is not public, so there is plenty of room for your input/changes. We should probably Zoom with you soon, to get your input, along with any other Regional Office, Pittsburgh Field Office, CPD officials, etc.
- 4.) This morning’s news – At one of the most functionally obsolete public housing complexes owned and operated by the Johnstown Housing Authority, called “Prospect Housing”, a ceiling collapsed on a resident, injuring them. Structural engineers have determined that all 101 residents (families with children, elderly, lots of mix of people) need to get out, and get relocated. It is a difficult situation. The press is all over it, we expect the anti-public-housing politicians in the region to demagogue it, etc. Johnstown is in contact with HUD Pittsburgh. This is of course emblematic of the larger challenges with housing in Johnstown. Don’t have an ask for you at this time, just an FYI.

Thanks much, LMK what you think about April 27-28 and these other issues, Matt Ward,
202.422.2411

Matt Ward

CEO @ Sustainable Strategies DC

Capitol Crossing, 200 Massachusetts Avenue, NW, Suite 380

Washington, DC 20001

Matt.Ward@StrategiesDC.com

202-422.2411

www.StrategiesDC.com



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Michael Alberts

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Tuesday, March 21, 2023 8:00 AM
To: Michael Alberts
Cc: Molinaro-Thompson, Jacqueline; Asad, Lee; Prescott, Althea R; Michalka, Paul M
Subject: RE: Pennsylvania Department of Human Services resources for residents of Prospect Homes

Thank you Mike for the prompt reply.

I will check with the PA DHS team and circle back with an invitation.

Michael

From: Michael Alberts <malberts@jhaonline.org>
Sent: Tuesday, March 21, 2023 7:52 AM
To: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Cc: Molinaro-Thompson, Jacqueline <j.molinarothompson@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: <External Message> RE: Pennsylvania Department of Human Services resources for residents of Prospect Homes

Hi Michael,

I can be available any time on Friday, March 24. I would prefer after 10:00 AM but could make an earlier time work also.

--Mike

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

From: Horvath, Michael A <Michael.A.Horvath@hud.gov>
Sent: Tuesday, March 21, 2023 7:11 AM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Molinaro-Thompson, Jacqueline <j.molinarothompson@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: Pennsylvania Department of Human Services resources for residents of Prospect Homes

Hello Mike,

Much appreciation to you and the JHA team for the work to assist residents at Prospect Homes.

I was contacted by the Pennsylvania Department of Human Services, and they would like to briefly connect to discuss resources that are available to assist the residents and will be helpful during the interim period.

Stephanie Meyer is the Special Assistant to the Secretary of Human Services and Christine Heyser is the Mass Care Coordinator. Our office works with them to address emergency relocation events. Although the situation with Prospect Homes is different than emergency events such as fires, there are DHS resources that can be leveraged to assist.

Let me know if you have a 30-minute window on Friday to meet virtually with the team.

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

Michael Alberts

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Sent: Friday, March 10, 2023 5:48 PM
To: Jeannine McMillan; Matt Ward; Couture, Ashley N; Lafollette, Ryan E
Cc: Michael Alberts; Ethan Imhoff
Subject: Re: <External Message> Johnstown Housing / Proposed Next Steps

Thanks! Generally, yes. But I'd like to be sure that we are looping in the regional leadership on this so I've copied some of them here to coordinate a bit more and get back to you.

Ashley, please include, in addition to you, Ryan, Trina and Michael. We'll bring in other agencies, partners and programs in a next phase.

Thanks!

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From: Jeannine McMillan <Jeannine.McMillan@jefferson.edu>
Sent: Friday, March 10, 2023 4:06:58 PM
To: Matt Ward <matt.ward@strategiesdc.com>; Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Cc: Michael Alberts <malberts@jhaonline.org>; Ethan Imhoff <eimhoff@cojtwm.com>
Subject: RE: <External Message> Johnstown Housing / Proposed Next Steps

Hi Regional Administrator Heckles,

We are looking at March 20, 21 or 22 as dates to schedule a planning call for your visit. Do any of those dates work for you?

Thanks so much!

Jeannine McMillan (she/her)
Executive Director



1 Pasquerilla Plaza
Floor 2, Suite 128
Johnstown, PA 15901
P: 814-535-5156
F: 814-254-4120
www.1889jeffersoncenter.org

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Thursday, February 23, 2023 3:15 PM

To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>

Cc: Jeannine McMillan <Jeannine.McMillan@jefferson.edu>; Michael Alberts <malberts@jhaonline.org>; Ethan Imhoff <eimhoff@cojtw.com>

Subject: FW: <External Message> Johnstown Housing / Proposed Next Steps

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February 23, 2023

Regional Administrator Heckles – Your email is very encouraging to the Johnstown team, and we are really pleased with your ideas and responsiveness. We have revised the Task Force briefing sheet and press release to incorporate your suggestions, including adding an explicit goal for public engagement on these issues, and those are attached.

We are going to convene the new Johnstown Quality Housing Task Force in mid-March for a kickoff and first meeting. Then we would like to convene the Task Force again in April, perhaps **around the days of April 26-27th**, if that could work for you and for any other HUD officials who come, such as HUD Pittsburgh Field Office’s Housing and CPD leadership. We could choose other dates, but a team of Johnstown Housing Authority and other social/health service providers have a rotating “Wellness Wednesday” event in a public housing complex, and that April 26 could be a Wellness Wednesday at one of the major (and/or most distressed) complexes in Johnstown, and you could visit. It would have Public Housing Authority, community health, social service, and educational organizations, together with public housing resident families. Might be a good way for you to see one of the places.

Whatever the times, April seems like a good time to shoot for a visit. We would invite stakeholders from the key 20 organizations who are going to be on the Task Force (see pp. 1 and 2 of the Briefing Sheet), together with other city and county officials, and the public. We would suggest that most of the visit would be open to media, except for any portions that you desire or we suggest should be closed to press and/or public. Some ideas on an agenda follow – and we definitely would like to hear your ideas too.

- 1.) Welcome / Introductions / Framing Remarks from Johnstown Mayor Frank Janakovic, Johnstown Housing Authority Director Mike Alberts, and Quality Housing Task Force leader Jeannine McMillan.
- 2.) Hold a facilitated roundtable with all the members of the Task Force, with RA Heckles and HUD Pittsburgh Housing Director participating, to explore and discuss the issues.
- 3.) Give RA Heckles/HUD a community tour of the good, the bad, and the ugly, so to speak. Show key initiatives in economic and community development, show future hoped-for transformation plans, show public housing sites. HUD could come to one of the “Wellness Wednesdays” which the Housing Authority, the 1889 Center for Population Health, and others put on at housing complexes regularly. At that visit to a JHA housing

complex, Heckles could have a sit-down with a smaller group, just involving human service/public health/educational/housing folks.

- 4.) Remarks from Phyllis Chamberlain, Executive Director of the Housing Alliance of Pennsylvania. <https://housingalliancepa.org/staff/>. HAP promotes and advocates for policies, legislation, and programs dealing with low-income housing, housing affordability, and blight issues in PA. See HAPs Board of Directors – they are a powerful group. <https://housingalliancepa.org/board-of-directors/>. Chamberlain is now in discussions about getting engaged with Johnstown to help it address its tough issues.
- 5.) Remarks and workshop from Vin Tufo, Stamford CT housing director who started the “Vita” health and wellness initiative there.
- 6.) Remarks/address by RA Heckles. This can be at any point – right after the Mayor’s opening of the workshop, later in the program as a kind of “reaction” to what you have heard and seen, or perhaps remarks at both the beginning of the visit, and later in response to the activities in the visit. We are open to what works best for you.
 - One idea: Johnstown is going to submit shortly an application for HUD’s “Community Compass Technical Assistance & Capacity Building” assistance. This would focus on bringing in on-call HUD contracted housing experts, for a community-based assessment of how to deal with Johnstown’s issues, particularly the issue of how to handle the most obsolete and distressed complexes, and how best to deal with rehousing for any units decommissioned, demolished, converted to rentals, or otherwise transitioned in use. HUD Compass applications are rolling, not competitive, and able to be awarded based on an application. It would be exciting and appreciated if HUD selects Johnstown for Compass Community TA, and you could announce this in your visit to the community.
- 7.) Have some kind of closing session in which an “action agenda” is adopted and next steps for the Task Force are laid out.
- 8.) During this visit, a smaller group would host Mr. Heckles and any other HUD visiting officials for a nice dinner (dutch treat if appropriate).

We have a few good community venues that could hold this roundtable and workshop.

Let us know what you think. Also, although some of our team have discussed the potential agenda for a visit, others have not had a chance to weigh in yet, and we are planning a Zoom for mid-next week to discuss. So the agenda ideas might get improved by this time next week.

Thanks much, Matt Ward and the Johnstown community

cc: Initial Task Force leadership

Attachments (4)

From: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Date: Wednesday, February 22, 2023 at 2:55 PM
To: Matt Ward <matt.ward@strategiesdc.com>
Cc: Michael Alberts <malberts@jhaonline.org>, Ethan Imhoff <eimhoff@cojtwm.com>, Jeannine McMillan <Jeannine.McMillan@jefferson.edu>
Subject: RE: <External Message> Johnstown Housing / Proposed Next Steps

Matt.

Your timing is very good! I was just thinking about you and the city of Johnstown the other day and received this communication just before I was to write to you requesting an update. I must say that I am very happy to receive it and thrilled that it contains such good news. I believe deeply that the formation of this task force will significantly advance the cause in Johnstown.

One short editing note: My appointment was made by the President but it did not (thankfully!) require Senate confirmation.

On the substance... I think the composition of the task force is excellent. I think it is appropriate and good to mention the important initiatives that are already underway and I think the goals are very good too. I would like for you to consider including one additional component – public engagement. I think it is in there in subtext but I think it should be elevated – the task force should pick up and continue the work started and engage in new activities but it ought to also bring in the citizens of Johnstown to educate them about the true situation and challenges but to gather their input for what the city needs, should advance and the vision it should strive to accomplish.

I will share this with my team and we will set up a time to discuss the visit. It is not a matter of ‘if’ but ‘when and how’ – you have had my commitment already. I would love to hear your ideas on what that visit looks like – do you have them already? Perhaps we can start a document to outline the type of events so that we can fill in the details – logistics / invitees / format / etc... I’ve got a few thoughts but would love to hear yours...

I’ll ask my folks to get a meeting on the books for you to meet the key players on our team and start to put this all together.

Thank you!

-Matthew-

From: Matt Ward <matt.ward@strategiesdc.com>
Sent: Wednesday, February 22, 2023 11:44 AM
To: Heckles, Matthew J <Matthew.J.Heckles@hud.gov>
Cc: Michael Alberts <malberts@jhaonline.org>; Ethan Imhoff <eimhoff@cojtwm.com>; Jeannine McMillan <Jeannine.McMillan@jefferson.edu>
Subject: <External Message> Johnstown Housing / Proposed Next Steps

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February 22

Hello Regional Administrator Heckles –

I write on behalf of Johnstown, PA to follow up our initial conversations about the challenges with public housing and other issues in that community. I copy the Johnstown City Manager Ethan Imhoff, Johnstown Housing Authority Director Mike Alberts, and Jeannine McMillan, who is both the Executive Director of the 1889 Center for Population Health, and the person who has agreed to take the lead in coordinating a multi-stakeholder “Johnstown Quality Housing Task Force” to address these community issues.

Please see the attached briefing sheet, and a draft press release announcing the Johnstown Quality Housing Task Force initiative. Johnstown is prepared to move forward with that Task Force now, and would be very eager to coordinate with you and any other appropriate HUD colleagues about you coming to Johnstown for a community visit. That Task Force can invite, host, and facilitate a HUD visit and its details/preparation.

If you are comfortable with the approach in the attached documents (or have any recommended improvements or additions), we could start talking about a date for a Johnstown visit. We would also be ready and happy to convene with you or your staff by zoom, phone or email to discuss an agenda for a visit, and the right kind of prep.

Thanks so much, let us know what you think, Matt Ward

Cc: Johnstown PHA Director, Johnstown City Manager, 1889 Center Director

Attachment (2)

Matt Ward

CEO @ Sustainable Strategies DC

Capitol Crossing, 200 Massachusetts Avenue, NW, Suite 380

Washington, DC 20001

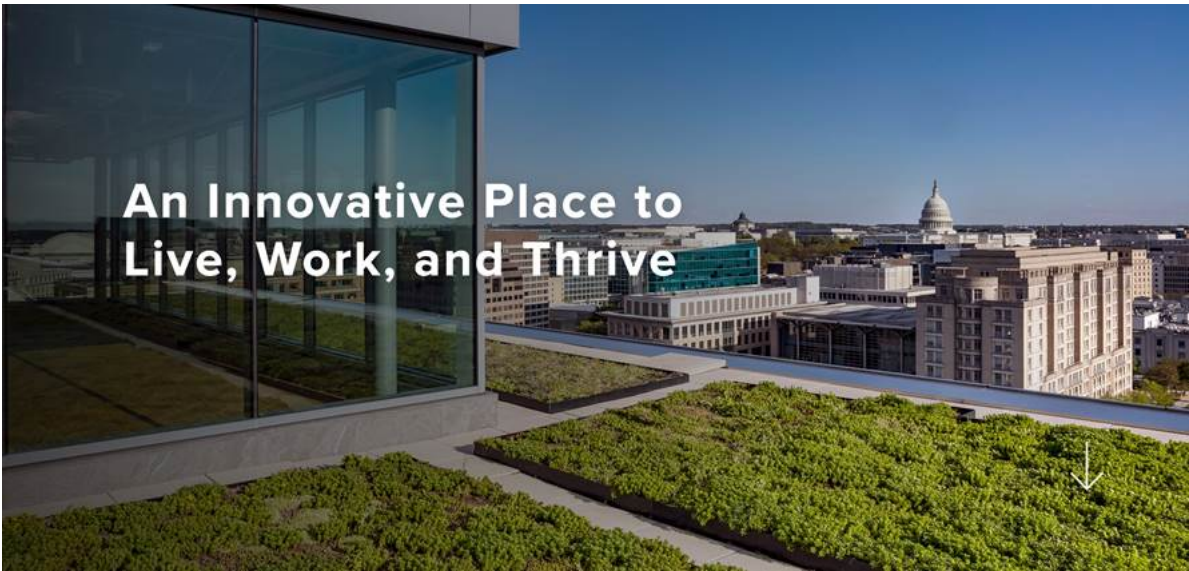
Matt.Ward@StrategiesDC.com

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We've moved one block from our former office, to the Capitol Crossing complex, a LEED Platinum complex and DC's first eco-district. Come see us sometime.



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