



Fifty-Fourth Annual Report
August 24, 2022



MISSION STATEMENT

IDA is a non-profit corporation
whose mission is:

To provide safe, decent and affordable
housing and services for households of low
to moderate income who cannot secure
housing through rental or purchase
in the private market,

and

To address the needs of our tenants
with dignity, respect and integrity.

**“Behold how good and how pleasant it is for brethren
to dwell together in unity!” Psalm 133:1**

JUDICATORIES

*Blair-Huntingdon Conference of the Allegheny Synod of the Evangelical
Lutheran Church in America*

Altoona Federation of Jewish Philanthropies

Black Community of Altoona

Episcopal Diocese of Central Pennsylvania

Penn-West Conference, United Church of Christ

Presbytery of Huntingdon, Presbyterian Church (USA)

Roman Catholic Diocese of Altoona-Johnstown

Susquehanna Conference of the United Methodist Church

**“...establish thou the work of our hands upon us; yea,
the work of our hands establish thou it.” Psalm 90:17**

54th ANNUAL MEETING

Program

Welcome

Kathryn A. Rutter

Invocation

*Rev. Carla Gregory-Beckton
Mount Zion Missionary Baptist Church,
Altoona*

Dinner

Music by Kent Martin

Recognition of Employees

Michelle L. Peterson

Installation of Officers

*Bruce Erb
Blair County Commissioner*

Annual Meeting

James F. Kuhn

Benediction

*Deacon Jack L. Hoffer
Trinity Episcopal Church, Tyrone*

PRESIDENT'S MESSAGE

Welcome to IDA's 54th Annual Meeting!

From time to time, I revisit IDA's Mission Statement, both for inspiration and to see if we are still on track. As I look back over the year, I think it is truly amazing that we have, indeed, been able to stay the course when so many obstacles have cropped up in our way: a pandemic that continues to challenge us, supply chain issues, inflation, a reduced work force, an unstable investment market, climbing gas prices, etc. We have navigated the choppy waters of a turbulent 2022 and have been faithful to our mission "to provide safe, decent, and affordable housing and services for households of low to moderate income." IDA has been able to stand steady because of the commitment of our management staff, managers, maintenance personnel, service coordinators, and volunteer board members. I cannot say thank you enough for your steadfastness and commitment. COVID may have changed the way we do business, but we got it done!

As we, the Board of Directors, are responsible for the over-all health of IDA, it seemed like a good time to "take the temperature" of the organization. Our incoming president, Jim Kuhn, led the members of the Executive Committee through an exercise that helped us identify internal strengths and weaknesses and external opportunities and threats (SWOT). The exercise and discussion led to the development of a framework that allows us to strategically plan as we face 2023 and its challenges. We are in good hands as Jim takes the position as President of IDA.

As I finish my tenure as President, I extend my sincere thanks to one and all for their support. It has been my privilege and pleasure to again work with Shelly, Devyn, Josie, and the Executive Committee. I am proud of all that we have accomplished the past two years.

Each year you see this verse printed in the Annual Report: "Behold how good and how pleasant it is for brethren to dwell together in unity (Psalm 133:1)." May we continue to dwell together, work together, and may God bless our work.

Kathryn A. Rutter
IDA President (2020-2022)

EXECUTIVE DIRECTOR'S MESSAGE

While things were certainly closer to “normal” this year than they were last year for our tenants here at IDA, the same can’t necessarily be said on the employee side. The biggest challenge we faced as an employer this year is employee turnover. IDA has always taken pride in the fact that we have very long-time employees here. We can still say that, but a lot of our long-time employees are at or approaching retirement age. We have had a 25% turnover in our staff in the past 12 months, as compared to an average of 10% over the past 5 years. Half of the turnover this year was due to retirements and while we are celebrating with our employees who are choosing to retire, we are mourning the fact that their knowledge and experience (collectively 133 years’ worth) has walked out the door with them. We have been lucky in that we have been able to find quality replacements, but replacing the experience will hit us hard for a while. We have another 10 employees who are 62 or older currently on staff, so I don’t see this trend slowing down.

Although the past year has been filled with uncertainty and unprecedented challenges on the staffing side, IDA has remained steadfast in providing safe, decent and affordable housing to households of low to moderate income. Our occupancy percentage was close to 98% over the past year, which is a true testament to how well our managers, maintenance staff and service coordinators are doing their jobs. Our employees are our biggest asset. We couldn’t provide safe, decent and affordable housing without them. The turnover we experienced this year wasn’t easy for them either, but they consistently showed up every day and went above and beyond when we needed them to. I am very proud to work with every single one of them!

Please take the time to read our annual report and you will see the impact our employees have on this organization. Thank you to IDA’s Executive Committee and all of the Boards of Directors for always supporting us and IDA’s mission.

Michelle L. Peterson
IDA Executive Director

IDA REAL ESTATE TAX ANALYSIS 2022

Taxing Body	Assessed Percentage of Market Value	Mills	Taxes w/ Discount
Altoona City (a)	100	5.129	53,445.92
Altoona School (b)	100	6.4349	67,053.85
Antis Township (o)	100	0.691	886.86
Bellwood School (p)	100	9.7673	12,466.51
Blair County (i)	100	4.097	64,393.53
Allegheny Township (c)	100	0.615	620.24
Tyrone Borough (d)	100	2.225	4,085.17
Tyrone School (e)	100	7.2077	13,233.55
Centre County (f)	50	7.840	12,896.94
College Township (g)	50	6.100	10,034.61
State College School (h)	50	47.6544	78,392.36
Duncansville Borough (j)	100	2.6158	3,076.18
Hollidaysburg School (k)	100	9.5505	20,863.24
Gallitzin Borough (l)	50	25.000	7,764.54
Penn Cambria School (m)	50	57.510	17,861.55
Cambria County (n)	50	31.000	36,791.09
Glendale School (q)	25	116.010	9,244.35
Coalport Borough (s)	25	28.000	2,231.20
Clearfield County (t)	25	25.000	1,992.14
Westmont Hilltop School (u)	50	86.200	38,312.40
Upper Yoder Township (v)	50	12.625	5,611.30
Ebensburg Borough - 2 Tier (w)	50	33.25 / 8.5	4,301.63
Central Cambria School (y)	50	54.250	23,423.44
			<u>488,982.60</u>

Development (# of Units)	Market Value	Local	County	School	Total	Total w/ Discount
Evergreen Manors I (85)	1,015,000	5,205.94 (a)	4,158.46 (i)	6,531.42 (b)	15,895.81	15,577.90
Evergreen Manors II (74)	1,000,000	615.00 (c)	4,097.00 (i)	9,550.50 (k)	14,262.50	13,977.25
EM I & II Rec. Area	29,100	17.90 (c)	119.22 (i)	277.92 (k)	415.04	406.74
IDA Tower (126)	3,174,100	16,279.96 (a)	13,004.29 (i)	20,425.02 (b)	49,709.26	48,715.08
Blair Tower (100)	2,700,000	13,848.30 (a)	11,061.90 (i)	17,374.23 (b)	42,284.43	41,438.74
Mount Nittany (151)	3,357,180	10,239.40 (g)	13,160.15 (f)	79,992.20 (h)	103,391.74	101,323.91
Sylvan Acres (40)	1,873,500	4,168.54 (d)	7,675.73 (i)	13,503.63 (e)	25,347.89	24,840.94
Chateau (39)	1,074,800	5,512.65 (a)	4,403.46 (i)	6,916.23 (b)	16,832.34	16,495.69
Emerald Estates (35)	633,840	7,923.00 (l)	9,824.52 (n)	18,226.07 (m)	35,973.59	35,254.12
Country Manor (50)	1,200,000	3,138.96 (j)	4,916.40 (i)	11,460.60 (k)	19,515.96	19,125.64
IDACON (60)	1,095,000	5,616.26 (a)	4,486.22 (i)	7,046.22 (b)	17,148.69	16,805.71
Woodrow Wilson (50)	200,000	1,025.80 (a)	819.40 (i)	1,286.98 (b)	3,132.18	3,069.54
Lexington Park (18)	395,900	2,030.57 (a)	1,622.00 (i)	2,547.58 (b)	6,200.15	6,076.15
Harmony House (12)	334,100	1,713.60 (a)	1,368.81 (i)	2,149.90 (b)	5,232.31	5,127.66
Bell Mansion (35)	1,302,400	904.96 (o)	5,335.93 (i)	12,720.93 (p)	18,961.82	18,582.59
Union Avenue (11)	51,100	262.09 (a)	209.36 (i)	328.82 (b)	800.27	784.27
Black Diamond (12)	325,248	2,276.74 (s)	2,032.80 (t)	9,433.01 (q)	13,742.54	13,467.69
Marian House Manor (22)	593,000	3,041.50 (a)	2,429.52 (i)	3,815.90 (b)	9,286.91	9,101.18
Laurelwood (40)	907,060	5,725.82 (v)	14,059.43 (n)	39,094.29 (u)	58,879.53	57,701.94
Turner (61)	881,160	4,389.42 (w)	13,657.98 (n)	23,901.47 (y)	41,948.87	41,109.89
	<u>93,936.38</u>	<u>118,442.56</u>	<u>286,582.89</u>	<u>498,961.84</u>	<u>488,982.60</u>	

UNIT ANALYSIS

DEVELOPMENT	PER UNIT/YEAR		PER UNIT/MONTH		% OF RENTAL INCOME
	w/o discount	w/ discount	w/o discount	w/ discount	
Evergreen Manors I	187.01	183.27	15.58	15.27	2.1%
Evergreen Manors II	192.74	188.88	16.06	15.74	2.1%
IDA Tower	394.52	386.63	32.88	32.22	5.0%
Blair Tower	422.84	414.39	35.24	34.53	3.9%
Mount Nittany Residences	684.71	671.02	57.06	55.92	7.0%
Sylvan Acres	633.70	621.02	52.81	51.75	8.1%
Chateau	431.60	422.97	35.97	35.25	4.2%
Emerald Estates	1,027.82	1,007.26	85.65	83.94	13.9%
Country Manor	390.32	382.51	32.53	31.88	2.8%
IDACON	285.81	280.10	23.82	23.34	4.4%
Woodrow Wilson	62.64	61.39	5.22	5.12	0.9%
Lexington Park	387.51	379.76	32.29	31.65	4.9%
Harmony House	436.03	427.31	36.34	35.61	4.9%
Bell Mansion	541.77	530.93	45.15	44.24	6.3%
Union Avenue	72.75	71.30	6.06	5.94	0.8%
Black Diamond	1,145.21	1,122.31	95.43	93.53	12.0%
Marian House Manor	422.13	413.69	35.18	34.47	3.3%
Laurelwood	1,471.99	1,442.55	122.67	120.21	12.0%
Turner	687.69	673.93	57.31	56.16	8.3%

IDA PER UNIT PER MONTH UTILITY COST ANALYSIS FISCAL YEAR 2021

	<u>DEVELOPMENT</u>	<u># UNITS</u>	<u>ELECTRIC</u>	<u>GAS</u>	<u>WATER & SEWAGE</u>	<u>TOTAL</u>
	EVERGREEN MANORS I	85	\$63.06	\$23.52	\$78.09	\$164.68
	EVERGREEN MANORS II	74	\$66.01	\$24.76	\$89.32	\$180.09
* E	IDA TOWER	126	\$41.71	\$23.09	\$45.96	\$110.76
* E	BLAIR TOWER	100	\$39.91	\$20.46	\$34.36	\$94.73
	WASHINGTON TERRACE	22	\$63.49	\$20.27	\$22.61	\$106.37
UA	SYLVAN ACRES	40	\$0.00	\$0.00	\$71.96	\$71.96
* E	MOUNT NITTANY	151	\$50.87	\$11.43	\$51.36	\$113.66
	CHATEAU	39	\$42.15	\$33.37	\$63.75	\$139.27
* E	COUNTRY MANOR	50	\$42.30	\$21.44	\$35.00	\$98.74
	LEXINGTON PARK	16	\$75.38	\$51.56	\$70.48	\$197.42
* E	TAYLOR/FAIRVIEW	52	\$0.00	\$30.05	\$45.86	\$75.91
* E	WOODROW WILSON	50	\$31.46	\$12.08	\$32.51	\$76.05
* E/UA	EMERALD ESTATES	35	\$0.00	\$0.00	\$82.61	\$82.61
	SCATTERED SITES	8	\$63.01	\$61.09	\$67.11	\$191.22
	HARMONY HOUSE	12	\$77.72	\$33.39	\$66.85	\$177.95
* E	BELL MANSION	35	\$35.29	\$16.45	\$70.73	\$122.47
*	UNION AVENUE	11	\$113.89	\$21.07	\$69.26	\$204.22
* E	BLACK DIAMOND	12	\$108.83	\$0.00	\$80.28	\$189.11
* E	MARIAN HOUSE MANOR	22	\$70.13	\$27.78	\$50.22	\$148.12
* E/UA	LAURELWOOD	40	\$0.00	\$10.89	\$23.26	\$34.15
* E/UA	TURNER	61	\$0.00	\$17.80	\$15.34	\$33.14
			<u>\$985.21</u>	<u>\$460.49</u>	<u>\$1,166.91</u>	<u>\$2,612.61</u>

Avg. per unit per month utility cost

\$61.58

\$25.58

\$55.57

Total per unit per month average

\$142.73

Notes: Emerald Estates, Sylvan Acres, and Black Diamond tenants do not have gas service.
Taylor/Fairview tenants pay their own electricity.

* Development with air conditioning

E Elderly housing development

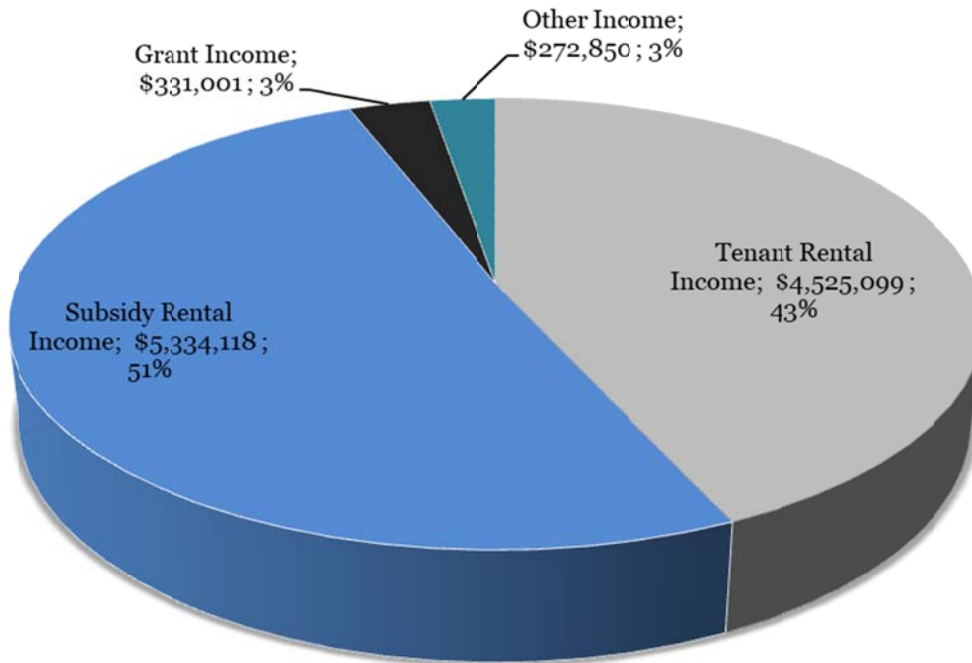
UA Tenants pay their own electricity and receive a monthly utility allowance

UNIT DISTRIBUTION PER DEVELOPMENT

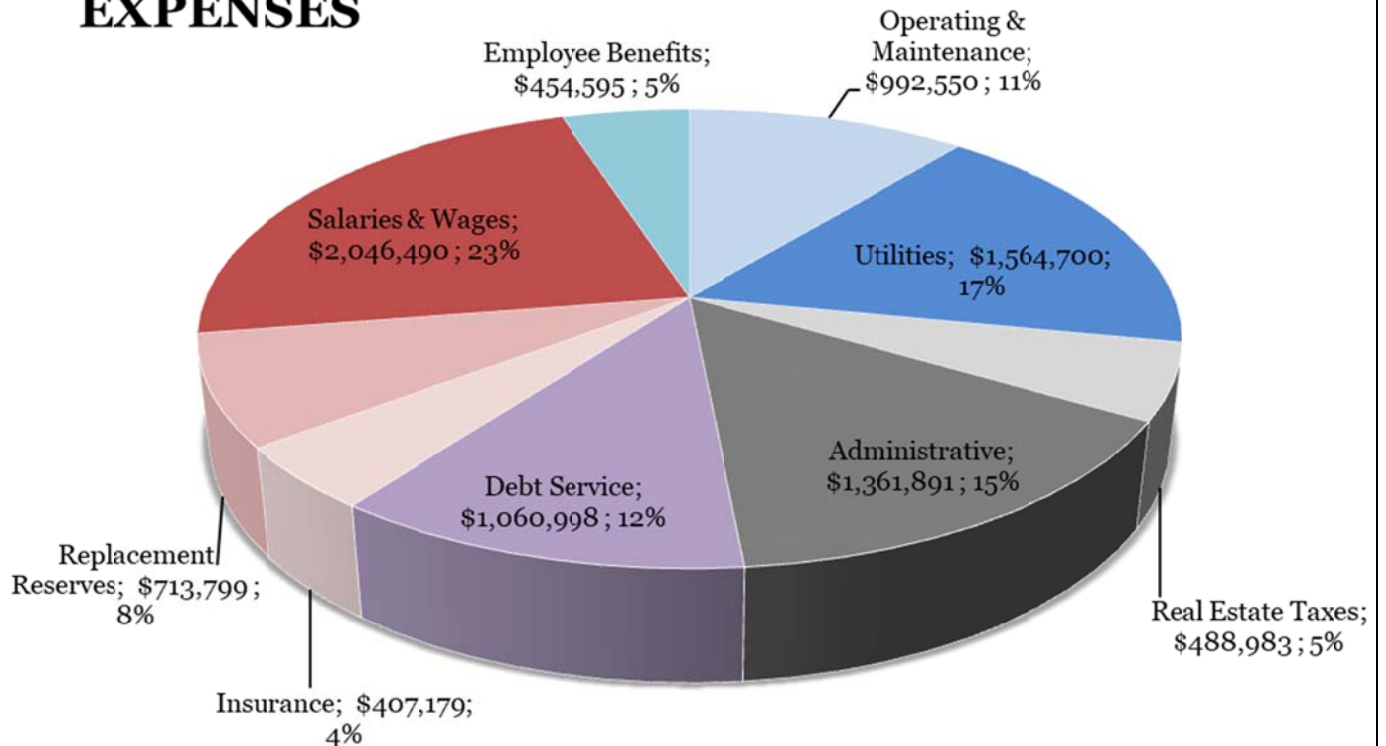
<u>DEVELOPMENT</u>	<u>EFFS</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
EVERGREEN MANORS I	0	14	35	28	8
EVERGREEN MANORS II	0	10	30	28	6
BLAIR TOWER	0	95	5	0	0
WASHINGTON TERRACE	0	6	12	4	0
SYLVAN ACRES	0	18	22	0	0
MOUNT NITTANY	0	144	7	0	0
CHATEAU	0	21	18	0	0
EMERALD ESTATES	0	34	1	0	0
COUNTRY MANOR	13	36	1	0	0
WOODROW WILSON	0	50	0	0	0
IDA TOWER	41	85	0	0	0
SCATTERED SITES	4	1	0	3	0
TAYLOR/FAIRVIEW	24	28	0	0	0
LEXINGTON PARK	0	2	12	2	0
HARMONY HOUSE	0	0	9	3	0
BELL MANSION	0	34	1	0	0
UNION AVENUE	0	11	0	0	0
BLACK DIAMOND	0	12	0	0	0
MARIAN HOUSE MANOR	0	21	1	0	0
LAURELWOOD	0	40	0	0	0
TURNER	16	45	0	0	0

2022 Income & Expenses – Summary of All IDA Developments

INCOME



EXPENSES



IDA, Inc. Executive Committee
2022-2024

<i>President</i>	James F. Kuhn
<i>First Vice President</i>	Joseph G. Keller
<i>Second Vice President</i>	David L. Diedrich
<i>Secretary</i>	Rev. Douglas R. McGaffin
<i>Assistant Secretary</i>	John A. Palko
<i>Treasurer</i>	Deacon Jack L. Hoffer
<i>Assistant Treasurer</i>	Jane L. Gable
<i>Past President</i>	Kathryn A. Rutter

IDA, Inc. Directors

Jean Bressler	Rev. Larry H. Louder
Bruce H. Brower	Rev. Evelyn L. Madison
Lou Ann Donlan	Linda A. McCall
Rev. John L. Emig	Charles C. Mong
Howard A. Ermin, Jr.	Rita J. Nagle
Joseph M. Fernicola	William L. Neatrour, Jr.
Rev. Carla J. Gregory-Beckton	Rev. Jaime G. Olson
Robert G. Gutshall	Lee Oswalt
Judith A. Hahn	Denise Pattillo-Reeder
Rev. Richard N. Henry, Jr.	William E. Ritenour
Rev. Eli A. Hess	Richard Rivell
Ray Kennedy	Pamela Root-Baechle
Terri L. Kodgis	Alex J. Seltzer
Rabbi Audrey R. Korotkin	Irene Szynal
John W. Leap	Claire J. White
William H. Lightner	Dale Wills

IDA, Inc. Management Staff

<i>Executive Director</i>	Michelle L. Peterson, CPA
<i>Executive Assistant</i>	Josie M. Kilcoyne
<i>Controller</i>	Devyn E. Little
<i>Senior Accountant</i>	Cindy L. Glass
<i>Staff Accountant</i>	Leanna L. Pcola, MBA

COMMITTEES

Audit/Finance Committee

John W. Leap
James F. Kuhn

Personnel Committee

David L. Diedrich
Jane L. Gable
Joseph G. Keller
Rev. Douglas R. McGaffin
John A. Palko, *Chair*

Nominating/Membership Committee

David L. Diedrich
Deacon Jack L. Hoffer, *Chair*
Joseph G. Keller

Profit Sharing Plan Trustees

Jane L. Gable
James F. Kuhn
Michelle L. Peterson

Safety Committee

Brandi J. Bartley	Josie M. Kilcoyne
Sandra R. Bathurst	Leanna L. Pcola, <i>Chair</i>
Carol L. Berkheimer	Randy S. Peterman
Ray E. Dorman, Jr., <i>Co-chair</i>	Richard K. Sampsell
Cindy L. Glass, <i>Secretary</i>	James A. Smith

Sick Leave Bank Committee

Stacey L. Bernhart, <i>Chair</i>	Leanna L. Pcola
Carol L. Berkheimer	Erin L. Shuniak
Josie M. Kilcoyne, <i>Ex Officio</i>	Janell M. Straple

BELL MANSION APARTMENTS

Established 1999

617 Stadium Drive
Bellwood, PA 16617
814-742-1210

- 35 apartments for those 62 and older, including those with disabilities
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Stacey L. Bernhart, MBA, AHM, *Manager*
Terry J. Shean, *Maintenance Supervisor*
Jerry W. Crispell, *Maintenance*
Christopher A. Ivory, *Maintenance*
Donald F. Wike, Jr., *Maintenance*

Bell Mansion Apartments, Inc.

BOARD OF DIRECTORS

Bruce H. Brower, *President*
Hazel A. Bilka, *Vice President*
Robert Fisher, *Secretary*
Rev. Douglas R. McGaffin, *Assistant Secretary*
Robert G. Gutshall, *Treasurer*
Gina Dunklebarger, *Director*
Lee Oswalt, *Director*



- 100% occupancy
- 19 applicants on the waiting list
- 9 turnovers since the last Annual meeting
- All ranges replaced
- Repointing brickwork this summer
- Tenant activities held each month
- Belltone, SeniorLife and Blair Senior Services held wellness presentations this year
- Manager Mary Walker and Maintenance Supervisor Jim Woleslagle retired this year.



BLACK DIAMOND ESTATES

Established 2003

1070 Main Street
Coalport, PA 16627
814-672-3153

- 12 apartments for those 62 and older, including those with disabilities
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Erin L. Shuniak, AHM, *Manager*
Terry J. Shean, *Maintenance Supervisor*
James A. Smith, *Maintenance*

Coalport Senior Housing, Inc.

BOARD OF DIRECTORS

Rita A. Hahn, *President*
Joseph G. Keller, *Vice President*
Patty Campbell, *Assistant Secretary*
Lori Snyder, *Treasurer*
Cate Hutton, *Director*
Ronald Jenkins, *Director*



- 100% occupancy
- 6 applicants on the waiting list
- No turnovers since the last Annual meeting
- Gates Landscaping provided snow and ice removal
- Quarterly preventive treatment by Enviro Pest Control
- New LED lighting in hallways
- Replaced HVAC filters and smoke detector batteries
- French drain installed near the dumpster
- Roof leak repaired
- Door closers repaired in the entrance and laundry room doors
- HVAC unit in community room repaired
- New bench installed in entry
- Vacuum, electric trimmer and electric mower purchased
- Resident activities include healthcare seminars, puzzles, game night, potluck dinners and cards
- Manager Sue Kapfhammer and Maintenance Supervisor Jim Wolesslagle retired this year.



BLAIR TOWER

Established 1978

1600 – 8th Avenue
Altoona, PA 16602
814-946-5453

- 100 apartments for those 62 and older and persons needing the accessibility features of the units
- Low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Janell M. Straple, AHM, *Manager*
Amy M. Glasson, *Administrative Assistant*
Joshua Blazer, *Maintenance Supervisor*
Matthew S. Winters, *Maintenance*
Joanna W. Watson, *Supportive Services Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

Blair Tower, Inc.

BOARD OF DIRECTORS

Rev. Carla J. Gregory-Beckton, *President*
William H. Lightner, *Vice President*
David L. Diedrich, *Secretary*
Rev. Eli A. Hess, *Assistant Secretary*
Howard A. Ermin, Jr., *Treasurer*



- 100% occupancy
- 44 applicants on the waiting list
- 11 turnovers since the last Annual meeting
- Lobby (*pictured above*) renovated with new floor, furniture, paint and decor
- Maintenance Supervisor Dale Crum retired in October
- Sidewalks repaired
- Fall leaves clean-up performed
- New blinds in the office
- AT&T installed antennas on the roof
- Six new benches installed outside with additional lighting added
- 10 apartment doors replaced
- 20 new HVAC units installed
- 2 new computers in the library
- New floor in the community room
- Extra lighting in the outside generator room
- *Pictured left*, 97-year-old resident Christine Raia was honored by Blair Senior Services for her retirement from the Foster Grandparent Program.



CHATEAU

Established 1981

Towne Place

1126 15th Avenue
Altoona, PA 16601

Walnut Place (Office)

2701 Walnut Avenue
Altoona, PA 16601
814-944-1348

- Towne Place has 8 units; Walnut Place has 31 units, for those 18 years of age and older
- Low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Carol L. Berkheimer, COS, *Manager*

Lydia A. Wineland, *Administrative Assistant*

William J. Foust, III., *Maintenance Supervisor*

Lewis C. Fleming, *Maintenance*

Chateau of Altoona, Inc.

BOARD OF DIRECTORS

Pamela Root-Baechle, *President*

James F. Kuhn, *Secretary*

David L. Diedrich, *Assistant Secretary*

David E. Francis, *Treasurer*

Lee Oswalt, *Director*



- 100% occupancy
- 37 applicants on waiting list
- 6 turnovers at Walnut Place since the last Annual meeting
- Quarterly preventive bed bug treatment
- Annual inspections of the fire alarm system, extinguishers and boilers continue
- Stovetop fire extinguishers installed
- City of Altoona rental inspections completed
- At Walnut Place (*pictured above*) – concrete walks resealed, 11 units redecorated, 3 stairwells painted, landscaping timbers added at shrubbery and 2 trees replaced, new carpet in 4 units and front entry, VCT floor in 3 kitchens, interior repairs in 1 unit, 3 tub surrounds replaced, new appliances in 4 units and strobe light added in 1 unit
- At Towne Place (*pictured left*) – back entrance steps resealed.



COUNTRY MANOR

Established 1983

809 Country Manor Drive, Suite 1
Duncansville, PA 16635
814-695-6655

- 50 apartments for those 62 and older and persons needing the accessibility features of the units
- Very low income limits for 34 units and low income limits for 16 units
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Robin L. Shaw, AHM, *Manager*
Kathy A. Carey, *Administrative Assistant*
Terry J. Shean, *Maintenance Supervisor*
Jerry W. Crispell, *Maintenance*
Christopher A. Ivory, *Maintenance*
John P. Weaver, Jr., *Maintenance*
Gary Walk, *Resident-on-Call*
Joanna W. Watson, *Supportive Services Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

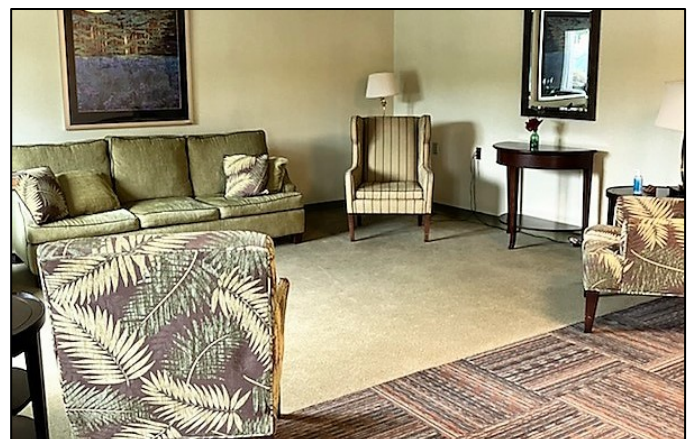
Country Manor, Inc. of Duncansville

BOARD OF DIRECTORS

Rev. Richard N. Henry, Jr., *President*
Rev. Jaime G. Olson, *Vice President*
Eleanor R. Nash, *Secretary*
Rabbi Audrey R. Korotkin, *Director*



- 100% occupancy
- 12 applicants on the waiting list
- 5 turnovers since the last Annual meeting
- Purge letter sent to applicants due to no responses on calls for units
- Heat exchange unit installed by DC Goodman
- Monthly elevator inspections and preventative pest treatments
- New entrance lighting in apartments
- Fire alarm system/extinguishers inspected
- New deadbolts/lever handles installed on all apartment doors
- Vents and duct work cleaned
- 2 trees removed to complete the rear sidewalk
- Service coordinator assists residents with their personal needs.



EMERALD ESTATES

Established 1985

800 Church Street
Gallitzin, PA 16641
814-886-9241

- 35 units for those 62 and older or persons with disabilities
- Rural Housing Services' income limits
- Subsidized, residents only pay 30% of their income as rent and receive a utility allowance

STAFF

Robin L. Shaw, AHM, *Manager*
Terry J. Shean, *Maintenance Supervisor*
James A. Smith, *Maintenance*

Tunnelhill Gallitzin Improved Housing, Inc. (Owner of Emerald Estates)

BOARD OF DIRECTORS

John A. Palko, *President*
Eugene Myers, *First Vice President*
Irene Szynal, *Second Vice President*
Rita J. Nagle, *Secretary*
Patrick J. Sheehan, *Assistant Secretary*
Fred Lego, *Treasurer*
Theresa Tutko, *Assistant Treasurer*

BOARD MEMBERS

Eileen Fabbri
Sue Hall
Barbara Kochara
Joan E. Latoche
Raymond J. Osmolinski
Helen P. Saylor
Paulette Schmelzlen
Robert J. Strasser



- 99% occupancy
- 10 applicants on waiting list
- 4 turnovers since the last Annual meeting
- Quarterly preventive pest treatments
- Parking lot resurfaced
- Christmas gifts in lieu of dinner distributed to residents
- Annual fair housing marketing letters sent in July
- Wellness presentations from United Healthcare and Aetna
- Resident activities – bingo, cards, puzzles, and monthly cake and ice cream socials
- Maintenance Supervisor Jim Woleslagle retired this year.



EVERGREEN MANORS
Section I., Established 1970
Section II., Established 1971

5919 Evergreen Court
Altoona, PA 16602
814-944-4160

- 159 garden-type apartments in the Eldorado section of Altoona for those 18 years of age and older
- Very low to low income limits
- 128 units subsidized; residents pay no more than 30% of income as rent, including utilities
- 31 units residents pay 30% of income for rent or the basic rent, whichever is greater
- Section I –98% occupancy, 30 unit turnovers, 136 applicants on waiting list
- Section II –97% occupancy, 31 unit turnovers, 145 applicants on waiting list

STAFF

Tobie D. Bickle, AHM, *Manager*

Angel M. Lefchick, AHM, *Assistant
Manager*

Shannon M. Moyer, CFSC, *Supportive
Services Coordinator*

Lee A. Packard, *Maintenance Supervisor*

Donald R. Weyandt, Jr., *Maintenance
Co-Supervisor*

Gary R. Detwiler, *Maintenance*

Michael Mock, *Maintenance*

**Altoona Evergreen Manors, Inc.,
Section I & Altoona Evergreen
Manors, Inc., Section II**

BOARD OF DIRECTORS

Rev. Douglas R. McGaffin, *President*

Lou Ann Donlan, *Vice President*

Ray Kennedy, *Secretary*

Linda A. McCall, *Assistant Secretary*

John W. Leap, *Director*



- Final/Phase 3 of window installation project completed
- All buildings power-washed, sprayed for stinging insects and mulched
- New Kubota purchased
- 4 parking lot lights replaced
- New parking signs, posts, awnings, benches, parking curb stops and exterior trash cans installed throughout
- New pavilion constructed with two charcoal grills and electricity
- Basketball court renovated with new posts, backboards and hoops and surface
- Some security cameras replaced
- Sidewalks by the office widened to fix drainage issues
- New kitchen cabinets installed in 3 units
- Vacant units continue to receive new appliances, hot water tanks, kitchen counters, bathroom flooring & fixtures
- PHFA desk audit completed in April with no findings
- 62 Energy-star refrigerators installed in Section I from First Energy's Master Metered Multifamily Program; 55 new refrigerators to be installed in Section II
- Assistant Manager Angel Lefchick will take on the manager role when Manager Tobie Bickle resigns next month.

EVERGREEN MANORS

Supportive Services Office

5928A Evergreen Court
Altoona, PA 16602
814-283-8800

- Pairs residents with services to help eliminate unmet needs and to maintain their housing
- Primary resource referrals are basic needs (food, clothing, supplies), financial assistance/budgeting, behavioral health and educational-vocational opportunities
- On-site food pantry
- Supply closet of cleaning supplies and hygiene products
- Lending library
- Computer lab

STAFF

Shannon M. Moyer, CFSC, *Coordinator*

- Volunteer for Blair County Teen Pregnancy Prevention Team, Operation Our Town events, and NAMI
- Certified in Elder Service Coordination through PHFA and The California University of Pennsylvania.



Local religious and community organizations help to provide for the needs of Evergreen residents:

- The Nehemiah Project prepares free weekday lunches to residents and weekend meals to child residents (*pictured above*)
- The Saint Vincent De Paul Society gives additional weekly food items as well as monetary contributions for rental delinquencies
- St. Rose of Lima donates cleaning and hygiene items for the supply closets
- Hick's Church congregation offers monthly dinner church as well as backyard club in the summer months
- Other local church organizations have helped with winter coats, carnival activities, annual Easter Egg hunt (*pictured left*), supplemental meals, rental assistance, and vacation bible school
- Child Advocates of Blair County and Teen Link continue to run on-site programs like Choices (groups for female residents age 12-16) and parenting education/support.



HARMONY HOUSE
Established 1981
IDA Managed Since 1995

1909-1911 Fifth Street
Altoona, PA 16601
814-946-1515

- 12 units near the Fairview section of Altoona for those 18 years of age and older
- 4 units must be rented to very low income
- Unsubsidized, low to moderate income limits
- Section 8 vouchers accepted
- Utilities included

STAFF

Joseph D. Horton, AHM, *Manager*
Samuel A. Quarello, *Maintenance Supervisor*

Paul B. Maher, *Maintenance*
Chris E. Piper, *Maintenance*

IDA Harmony House, Inc.

BOARD OF DIRECTORS

Pamela Root-Baechle, *President*
James F. Kuhn, *Secretary*
David L. Diedrich, *Assistant Secretary*
David E. Francis, *Treasurer*
Lee Oswalt, *Director*



- 100% occupancy
- 13 applicants on waiting list
- 1 turnover since the last Annual meeting
- Annual inspections by Pennsylvania Housing Finance Agency (PHFA) of files and of building/grounds
- New concrete floor in the storage garage by John Graham Construction
- Regular inspections by the Altoona Housing Authority for vouchered tenants
- A 2018 Dodge Ram was purchased for the property in April
- Quarterly pest control by Enviro
- Resident Christmas gifts distributed.

IDA COMMUNITY DEVELOPMENT CORPORATION (IDA-CDC)

Established 1994

1600 – 8th Avenue
Altoona, PA 16602
814-944-9466

- Tax exempt 501 (c)(3) non-profit organization
- Since 1998, Community Housing Development Organization (CHDO)
- Conduit for grants from PennHOMES, PHFA, City HOME & CDBG Programs and Federal Home Loan Bank (FHLB)

IDA Community Development Corporation

BOARD OF DIRECTORS

Howard A. Ermin, Jr., *President*
Kathryn A. Rutter, *Vice President*
William E. Ritenour, *Secretary*
Rev. Eli A. Hess, *Assistant Secretary*
Dennis Wisor, *Treasurer*

Renovations at **Union Avenue Apartments** (11 units) with FY 2020 \$161,000 HOME funds began Fall 2021 and finished up this spring:

- Basement floor repaired
- Parking lots resurfaced
- New appliances
- New flooring in all units
- New counter-eating area in units
- New HVAC units
- New door locks.

IDA-CDC is also sponsoring a grant application with Federal Home Loan Bank (FHLB) for capital improvements at Turner Apartments that was submitted on August 8. FHLB Grants in the amount of over \$367,000 were used most recently at Laurelwood Apartments (2017).



FY 2022 City of Altoona HOME funds application submitted for **Evergreen Manors, Section I** to focus on the 5928 and 5930 buildings (14 units):

- New flooring
- New stair treads
- Painting
- New lighting in common areas
- New kitchens in 14 units.

FY 2021 \$170,000 HOME funds renovations at **Marian House Manor** (21 units) began this summer with new HVAC units and upcoming to include:

- New bathroom vanities and medicine cabinets
- Elevator replacement.

IDA TOWER

Established 1974

1010 Twelfth Street
Altoona, PA 16601
814-944-4055

- 126 units for persons 62 and older and persons with disabilities
- Low income limits
- 75 of units are subsidized, residents pay no more than 30% of their income as rent, including utilities
- Commercial spaces on the first floor

STAFF

Stacey L. Bernhart, MBA, AHM, *Manager*

Linda A. Harr, *Administrative Assistant*

Randy S. Peterman, *Maintenance
Supervisor*

Randall L. Peterman, *Maintenance*

Paul B. Maher, *Maintenance*

Lori A. Hite, *Supportive Services
Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

IDA Tower, Ltd.

Governed by IDA's Board of Directors and served by an Advisory Committee

James F. Kuhn, *President*

Joseph G. Keller, *First Vice President*

David L. Diedrich, *Second Vice President*

Rev. Douglas R. McGaffin, *Secretary*

John A. Palko, *Assistant Secretary*

Deacon Jack L. Hoffer, *Treasurer*

Jane L. Gable, *Assistant Treasurer*

Kathryn A. Rutter, *Immediate Past
President*



- 99% occupancy, both residential and commercial
- 16 applicants on waiting list
- 15 residential unit turnovers since the last Annual meeting
- Neighborhood Network created
- All common areas remodeled (*lobby pictured above; library below*)
- Wellness presentations held each month
- New refrigerators installed by First Energy
- COVID clinics held throughout the year.



IDACON
The Fairview & The Taylor Established 1987
Scattered Sites Established 1982

The Fairview (Office)	The Taylor
331 22 nd Avenue	1115 13 th Avenue
Altoona, PA 16601	Altoona, PA 16601
814-946-1515	

Scattered Sites

1600-02 First Avenue, 1528 19th Avenue,
2119 – 8th Avenue

- 52 units between The Fairview (35) and The Taylor (17) for persons 62 and older and persons with disabilities
- Very low income limits at The Fairview and The Taylor
- 8 units between the Scattered Sites properties for low to moderate income and those 18 years of age and older
- The Fairview and The Taylor subsidized; residents pay no more than 30% of their income as rent

STAFF

Joseph D. Horton, AHM, *Manager*

Samuel A. Quarello, *Maintenance*

Supervisor

Paul B. Maher, *Maintenance*

Chris E. Piper, *Maintenance*

Lori A. Hite, *Supportive Services*

*Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

IDACON, Inc.

BOARD OF DIRECTORS

Bruce H. Brower, *President*

Alex J. Seltzer, *Vice President*

Donna D. Gority, *Secretary*

John W. Musser, *Assistant Secretary*

Rev. Douglas R. McGaffin, *Treasurer*



- 98% occupancy between The Fairview/The Taylor and Scattered Sites
- 3 turnovers between The Fairview/The Taylor and none at Scattered Sites since the last Annual meeting
- 12 applicants on The Fairview/The Taylor waiting list; 19 applicants on the combined Scattered Sites one-, two- and three-bedroom waiting list
- Annual fire alarm system inspections by Bettwy Systems completed at both buildings
- New flooring by Moyer Floor Coverings on the 1st floor and in the laundry room at The Fairview
- Quarterly pest control by Enviro
- A 2018 Dodge Ram was purchased for the property in April
- Resident Christmas gifts distributed.



LAURELWOOD APARTMENTS

Established 1988

IDA Managed Since 2012

102 Woodmont Road
Johnstown, PA 15905
814-254-1836

- 40 apartments located in the Westmont section of Johnstown for those 62 and older and persons needing the accessibility features of the units
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent and receive a utility allowance

STAFF

Erin L. Shuniak, AHM, *Manager*

Brian P. Peterman, *Maintenance*

Lana E. Merringer, *Supportive Services Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

Conemaugh Housing, Inc.

BOARD OF DIRECTORS

Pastor David Streets, *President*

Kathryn A. Rutter, *Vice President*

William E., Ritenour, *Secretary*

Gina N. Brawley, *Assistant Secretary*

John A. Palko, *Treasurer*



- 98% occupancy
- 1 applicant on the waiting list – received low-income eligibility waiver in August
- 5 turnovers since the last Annual meeting
- Quarterly preventive bed bug treatment by Enviro Pest Control
- Pressure test of elevator completed
- Wet sprinkler and fire alarm tests completed
- New poles and LED light fixtures in parking lot
- Replaced maintenance shed
- New bench and patio furniture (*pictured above*)
- 1 tub cut completed
- Emergency pull cords updated
- Sidewalk repairs
- Pennsylvania Multifamily Asset Managers (PMAM) performed a Management and Occupancy Review (MOR) in February – Above Average score
- Staff attended PAHMA Fall Conference and Fair Housing Training
- Resident activities – bingo, board/card games, monthly catered dinner, puzzles, adult coloring
- Christmas party and summer picnic held using IDA Human Services funds.



LEXINGTON PARK

Established 1993

Office

331 22nd Avenue
Altoona, PA 16601
814-946-1515

Buildings

1010 Lexington Avenue, 1011-13 Lexington Avenue, 1308 – 11th Street,
1112 – 14th Avenue, 1124 – 14th Avenue,
Altoona, PA 16601

- 16 units located in INtown Altoona
- Low to moderate income limits for those 18 years of age and older
- Market rents with utilities included

STAFF

Joseph D. Horton, AHM, *Manager*
Samuel A. Quarello, *Maintenance Supervisor*

Paul B. Maher, *Maintenance*
Chris E. Piper, *Maintenance*

Lexington Park, Inc.

BOARD OF DIRECTORS

Jane L. Gable, *President*
Kathryn A. Rutter, *Vice President*
Deborah English, *Secretary*
Joseph M. Fernicola, *Assistant Secretary*
Dale Wills, *Treasurer*



- 100% occupancy
- 15 applicants on the combined Lexington Park one-bedroom, two-bedroom and three-bedroom waiting list
- No turnovers since the last Annual meeting
- Amber Aire repaired the boilers at 1112 – 14th Avenue (*pictured above*), 1010 – Lexington Avenue and at 1011-1013 Lexington Avenue
- Annual fire alarm system inspections by Bettwy Systems
- A 2018 Dodge Ram was purchased for the property in April
- Resident Christmas gifts distributed
- Quarterly pest control by Enviro
- 1124 – 14th Avenue is *pictured below*.



MARIAN HOUSE MANOR
Established 1989
IDA Managed Since 2008

1408 – 4th Avenue
Altoona, PA 16602
814-942-5018

- 21 units for those 62 and older and persons needing the accessibility features of the unit
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Aaron D. Yasulitis, AHM, *Manager*
Samuel A. Quarello, *Maintenance Supervisor*

Paul B. Maher, *Maintenance*
Barbara Porta, *Resident-on-Call*
Lori A. Hite, *Supportive Services Coordinator**

*Through a contract with Allegheny Lutheran Social Ministries.

Marian House Manor, Inc.

BOARD OF DIRECTORS

Karl King, *President*
Helen Schmitt, *Vice President*
Joseph G. Keller, *Secretary/Treasurer*
Mary Ellen Burke, *Director*
Cathy Keefe, *Director*



- 100% occupancy
- 3 applicants on the waiting list
- 5 turnovers since the last Annual meeting
- New bench installed in front of the building
- Front curb repainted with textured non-slip yellow paint
- Updated HVAC system (*pictured below*)
- The fire alarm system, boiler, hot water heater and elevator inspected and serviced
- Trees trimmed
- Services Coordinator Lori Hite organizes ice cream and pizza socials, and other activities.



MOUNT NITTANY RESIDENCES

Established 1980

301 Rolling Ridge Drive
State College, PA 16801
814-234-1323

- 150 units for those 62 and older and persons needing the accessibility features of the unit
- Low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Sandra R. Bathurst, PHM, PBM, *Manager*

Whitney N. Crater, AHM, *Assistant
Manager*

Ray E. Dorman, Jr., *Maintenance
Supervisor*

Richard K. Sampsell, *Maintenance*

Brandi J. Bartley, *Supportive Services
Coordinator*

Mount Nittany Residences, Inc.

BOARD OF DIRECTORS

Rev. Larry H. Louder, *President*

Jane L. Gable, *Vice President*

Charles C. Mong, *Assistant Secretary*

Richard Rivell, *Treasurer*

Dennis K. Hall, *Director*

Lois L. Lynn, *Director*

Rev. Douglas R. McGaffin, *Director*



- 100% occupancy
- 53 applicants on the waiting list
- 18 turnovers since the last Annual meeting
- Lobby (*pictured above*) redecorated
- Residents' Community Yard Sale held in September
- Parking lots sealed & painted in October
- Covid booster clinic held in November
- 99 new refrigerators installed through First Energy Savings program
- Christmas dinner with entertainment by Dan & Galla
- Residents Gary Corman and Leda Smeltzer, who has since passed, (*pictured below*) crowned King and Queen by residents on Valentine's Day
- Upcoming projects include upgrade to the emergency pull cords and a new pavilion to be constructed this fall
- Staff will host a luau in September for residents.



SYLVAN ACRES

Established 1977

411 Sylvan Acres
Tyrone, PA 16686
814-684-0305

- 40 garden-type/townhomes for those 18 years of age and older
- Rural Housing Services' income limits
- Subsidized, residents only pay 30% of their income as rent and receive a utility allowance

STAFF

Beth A. Skelley, AHM, *Manager*
George W. McFarland, Jr., *Maintenance Supervisor*
Todd L. Mertiff, Jr., *Maintenance*

Housing Association for Tyrone, II., Inc.

BOARD OF DIRECTORS

Judith A. Hahn, *President*
Rabbi Audrey R. Korotkin, *Vice President*
Jean Bressler, *Secretary/Treasurer*
Deacon Jack L. Hoffer, *Director*
Margaret McNitt, *Director*
Rev. Carl Schmidt, *Director*



- 98% occupancy
- 37 applicants on the waiting list
- 4 turnovers since the last Annual meeting
- Manager and maintenance attended REAC/NSPIRE training and fair housing training
- Concrete project will fix the steep sidewalk in between the 500 and 600 buildings
- Tree removal to enhance the looks of the property
- LED lights installed in the maintenance shop
- 4 bathtubs repaired with Ultra Bond Refinishing
- New camera system installed.



TURNER APARTMENTS
Established 1984
IDA Managed Since June 2020

700 N. Center Street
Ebensburg, PA 15931
814-472-6117

- 61 apartments for those 62 and older and persons needing the accessibility features of the units
- Low income limits
- Subsidized, residents pay no more than 30% of their income as rent and receive a utility allowance

STAFF

Janell M. Straple, AHM, *Manager*
Terry J. Shean, *Maintenance Supervisor*
Ronald Cadwallader, Jr., *Maintenance*
Paula Roberts, *Supportive Services Coordinator*

Turner Affordable Housing, Inc.

BOARD OF DIRECTORS

Terri L. Kodgis, *President*
William L. Neatrour, Jr., *Vice President*
Linda K. Orlosky, *Secretary/Treasurer*
Raymond Ponchione, *Director*
Nancy Rovanseck, *Director*
Sharon Traino Magley, *Director*



- 100% occupancy
- 7 applicants on the waiting list
- 6 turnovers since the last Annual meeting
- New automatic entrance sliding glass doors with FOB entry
- New hot water tank
- New carpet in the office
- Landscaping done around building perimeter
- New flooring and paint on the first floor
- Pfizer booster clinics held October 2021 and June 2022
- New blinds in 28 units
- New electrical panels in all units and 3 new main panels
- 25 ADA-compliant toilets installed
- 29 new refrigerators installed through Penelec
- New shed donated by Laurelwood Apartments
- *Pictured left, residents participated in pumpkin carving party.*



UNION AVENUE APARTMENTS

Established 1998

1911 Union Avenue
Altoona, PA 16601
814-944-1348

- 11 units for those 18 years of age and older with chronic mental illness
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Carol L. Berkheimer, COS, *Manager*

Lydia A. Wineland, *Administrative Assistant*

William J. Foust, III., *Maintenance Supervisor*

Lewis C. Fleming, *Maintenance*

Union Avenue Apartments, Inc.

BOARD OF DIRECTORS

Alex J. Seltzer, *President*

Rev. Evelyn L. Madison, *Vice President*

Jennifer Mikolajczyk, *Secretary*

Joseph G. Keller, *Assistant Secretary*

Claire J. White, *Treasurer*

Kathryn A. Rutter, *Director*

Rev. John L. Emig, *Director*



- 100% occupancy
- 9 applicants on the waiting list
- No turnovers since the last Annual meeting
- Quarterly preventive bed bug treatment
- Annual inspections of the fire alarm system and extinguishers continue
- Sprinkler system inspected quarterly
- 4 units redecorated
- Landscape timbers were added and a tree removed
- Resident/Manager meetings held monthly
- Holiday luncheon for residents by staff and Board Members
- HOME funds renovations completed include basement floor repair, new laundry room floor and resurfaced parking lots, and in the units – new appliances, HVAC unit, carpet, kitchen and bathroom flooring and door locks
- HUD NSPIRE inspection scheduled for September 6.



WASHINGTON TERRACE

Established 1971

IDA Managed Since 1975

400 & 402 Washington Avenue
Tyrone, PA 16686
814-684-0305

- 22 garden-type units for those 18 years of age and older
- Very low to low income limits
- Subsidized, residents only pay 30% of their income as rent, including utilities

STAFF

Beth A. Skelley, AHM, *Manager*

George W. McFarland, Jr., *Maintenance
Supervisor*

Todd L. Mertiff, Jr., *Maintenance*

Housing Association of Tyrone, I., Inc.

BOARD OF DIRECTORS

Judith A. Hahn, *President*

Rabbi Audrey R. Korotkin, *Vice President*

Jean Bressler, *Secretary/Treasurer*

Deacon Jack L. Hoffer, *Director*

Margaret McNitt, *Director*

Rev. Carl Schmidt, *Director*



- 98% occupancy
- 27 applicants on the waiting list
- 3 turnovers since the last Annual meeting
- New flower beds
- New roof on both buildings
- Tree removal to enhance the looks of the property
- Hand rails painted.



WOODROW WILSON GARDENS

Established 1993

409 Eveningtide Avenue
Altoona, PA 16602
814-944-6221

- 50 units for those 62 and older, including those with disabilities
- Very low income limits
- Subsidized, residents pay no more than 30% of their income as rent, including utilities

STAFF

Aaron D. Yasulitis, AHM, *Manager*
Kathy A. Carey, *Administrative Assistant*
Terry J. Shean, *Maintenance Supervisor*
Jerry W. Crispell, *Maintenance*
Christopher A. Ivory, *Maintenance*
Donald F. Wike, Jr., *Maintenance*

Woodrow Wilson Gardens, Inc.

BOARD OF DIRECTORS

Rev. Evelyn L. Madison, *President*
Deacon Jack L. Hoffer, *Vice President*
Jane L. Gable, *Secretary*
Rev. Carla Gregory-Beckton, *Assistant Secretary*
Denise Pattillo Reeder, *Treasurer*
Ray Kennedy, *Director*
Evelyn Smith, *Director*



- 100% occupancy
- 20 applicants on the waiting list
- 7 turnovers since the last Annual meeting
- Raimondo Masonry Restoration Contractors completed repairs on 50% of the building (*brickwork pictured above*)
- Beatty's Carpet Cleaners performed annual cleaning of common areas and in some apartments
- Community room used as a polling place in May
- Mattas Asphalt Maintenance sealed and painted the parking lot
- Updated all locks and keys in the building
- All landscaping and pruning completed
- All new parking signs and posts installed
- Manager Mary Walker and Maintenance Supervisor Jim Woleslagle retired this year
- Annual summer picnic held August 18.



INSTALLATION SERVICE

Installer: Are you ready and willing to accept the office to which you have been elected?

Officers: I am.

Installer: Will you earnestly give yourself to this office by your ready and willing execution of the duties of your office, by your enthusiastic support of Improved Dwellings for Altoona, and by doing all in your power to promote the housing program and goals of IDA as it seeks to serve the people of our communities?

Officers: I will endeavor to do so, God being my helper.

Installer: I heartily welcome you into this official relationship and install you into the office to which you have been elected. On behalf of Improved Dwellings for Altoona, I hereby declare that you are now charged with the responsibilities of said office until the expiration of the term or until some other provision shall have been made.

Let us pray together.

Everyone: **O God, we ask that You pour Your heavenly blessings upon all who are engaged in serving You, especially upon those called to be officers of Improved Dwellings for Altoona. May those we have entrusted with the affairs of this organization ever act with courage, prudence, justice, and love. Grant them strength and wisdom for their tasks and a never-failing awareness of their dependence on Your divine guidance and grace. This we pray for the honor and glory of Your name.**

Amen



P.O. Box 592, 1600 Eighth Avenue, Altoona, PA 16603-0592
814-944-9466 • Fax 814-941-3708 • www.improved-dwellings.org