



Fifty-Seventh Annual Report
August 27, 2025



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.

57th ANNUAL MEETING

Program

Welcome	<i>Joseph G. Keller</i>
Invocation	<i>Rev. John L. Emig Faith United Church of Christ, Altoona</i>
Dinner	<i>Music by Kent Martin</i>
Recognition of Employees	<i>Michelle L. Peterson</i>
Introduction of Officers	<i>Michelle L. Peterson</i>
Annual Meeting	<i>Joseph G. Keller</i>
Benediction	<i>Rev. Douglas R. McGaffin Retired, Ward Ave. Presbyterian Church, Altoona</i>

**“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*

Greater Altoona Jewish Federation

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**

PRESIDENT'S MESSAGE

Welcome to IDA's 57th Annual Meeting!

How quickly the year flew by! I am starting to believe the years go faster the older a person becomes!

This is my second time around as President and I continue to be impressed with how organized and efficient Michelle, her staff, and all the managers are. All properties are very well maintained and are assets to the neighborhoods where they are located. This year there were a lot of improvements to the IDA offices, including refinishing of the Conference Room, which turned out very nice.

Shelly and Devyn are well prepared for all meetings (with the help of Josie, Cindy, and Brayley). Their meetings run smoothly and quickly (which is nice) and they keep Boards updated on what has happened and what is scheduled at given properties.

So, I thank them for their cooperative teamwork! We certainly appreciate all they do to keep things running smoothly at these residences.

I would also like to thank the auxiliary boards for their time, their input and oversight of the various properties, which is very much appreciated by IDA management. IDA is also fortunate to have an Executive Committee with a wide range of expertise, which makes the job as President easy. I thank them for their suggestions and guidance through the past year.

Finally, it would be remiss of me not to give a shout out with gratitude to the maintenance people at all these properties! Having a few buildings in Hollidaysburg Borough allows me to know how much work and time is involved in the demands of keeping properties neat and operating well!

God bless you all!

Joseph G. Keller
IDA President (2024-2026)

EXECUTIVE DIRECTOR'S MESSAGE

As we celebrate 57 years of service, this report reflects a year of meaningful progress and continued commitment to the communities we serve. From advancing renovation projects to strengthening leadership and internal systems, the accomplishments of 2024 and 2025 speak to the strength of our team and Boards of Directors.

Renovations at Evergreen Manors I & II, funded by HOME grants, are well underway. C.E. Wood Construction began kitchen replacements in four buildings, with hallway upgrades to follow. Next, improvements will move to Chateau's Walnut Place, where roof shingles will be replaced and a new façade of siding will be installed. In November 2024, we submitted a \$160,000 request for renovations at the Fairview building. That project, in partnership with Durbin Construction, is expected to begin this fall. Although our Federal Home Loan Bank \$1.5 million grant application for Turner Apartments was not approved in December 2024, a revised proposal was submitted in July 2025, aligned with new scoring criteria, and we are optimistic about a favorable outcome.

Compliance and quality remain top priorities. Recent HUD NSPIRE inspections yielded outstanding results: Country Manor and Union Avenue earned perfect scores of 100, Blair Tower and Woodrow Wilson Gardens scored 99, and other sites, including Chateau, Mount Nittany, IDA Tower, and Black Diamond Estates, performed strongly with scores ranging from 98-93. Rural Development inspections were also positive, with Emerald Estates and Showalter Phases I and II scoring 2, and Sylvan Acres scoring 3, ratings that reflect well-maintained properties.

In 2025, we prepared for important policy and technology transitions. While HUD's HOTMA implementation is delayed to January 2026, Rural Development enacted selected changes in July. This fall, we will roll out new platforms for property management, time and attendance, leave tracking, and onboarding to enhance operations.

Our February Service Leadership Retreat, led by Neil Brem of AllOneHealth, helped shape goals through staff input and survey results and produced meaningful objectives to guide future efforts. One particularly encouraging result was our 4.53 out of 5 in honesty and ethics—one of the highest scores our facilitator has seen. We continued celebrating our team with a May luncheon and a July Altoona Curve game. On the benefits side, our UPMC health insurance renewal saw the lowest increase since 2019 at just 8.4%.

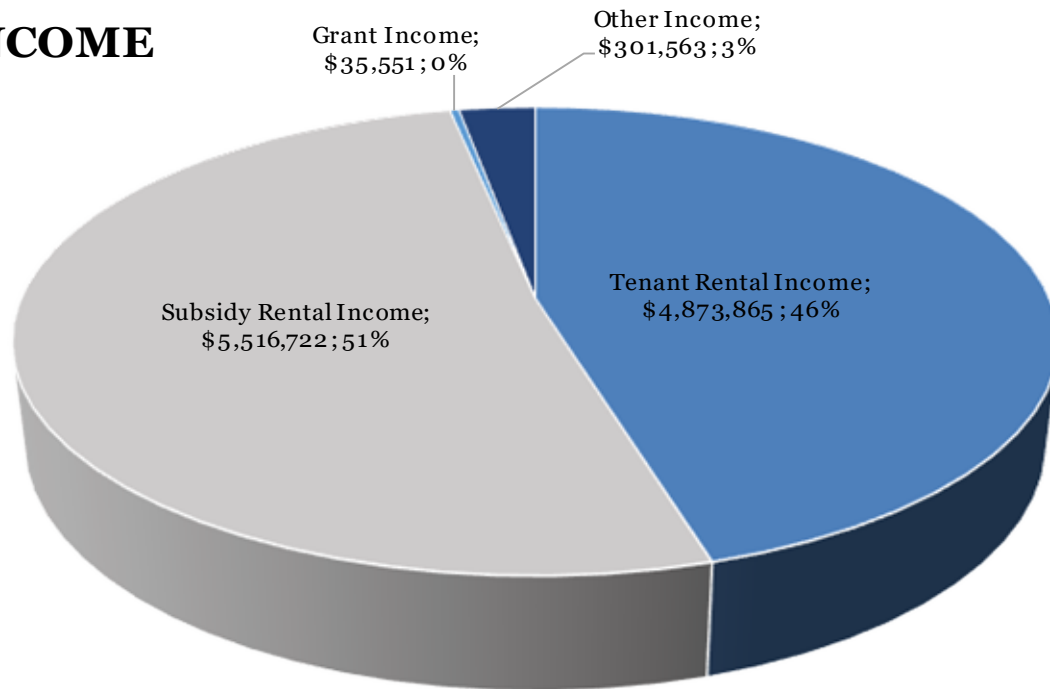
We also strengthened governance by updating bylaws for the Martinsburg Community Housing Corporation and the Housing Association for Tyrone II. These revisions streamlined and clarified governing documents, improving their effectiveness for long-term use.

As we look ahead, we remain grounded in our mission and grateful to those who make our work possible. Thank you to our staff, Board, and communities for your partnership. Together, we are preserving and providing safe, decent and affordable housing in addition to a legacy of trust, service, and integrity.

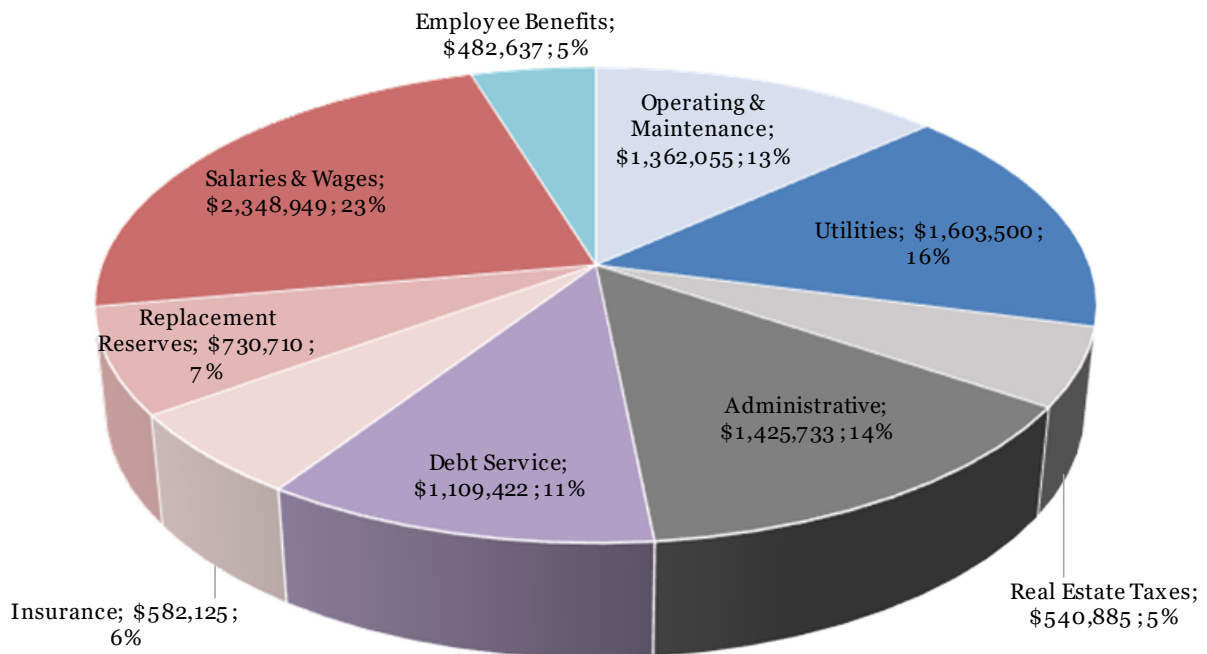
Michelle L. Peterson
IDA Executive Director

2024 Audited Income & Expenses – Summary of All IDA Developments

INCOME



EXPENSES



IDA REAL ESTATE TAX ANALYSIS 2025

Taxing Body	Assessed Percentage of Market Value	Mills	Taxes w/ Discount
Altoona City (a)	100	7.129	74,297.78
Altoona School (b)	100	7.0877	73,867.36
Antis Township (o)	100	1.250	1,600.34
Bellwood School (p)	100	11.7088	14,944.55
Blair County (i)	100	4.883	84,669.41
Allegheny Township (c)	100	0.615	620.24
Tyrone Borough (d)	100	3.725	6,839.21
Tyrone School (e)	100	8.180	15,018.73
Centre County (f)	50	7.840	12,896.94
College Township (g)	50	6.100	10,034.61
State College School (h)	50	52.9597	87,119.67
Duncansville Borough (j)	100	2.6158	3,076.18
Hollidaysburg School (k)	100	10.5193	22,979.60
Gallitzin Borough (l)	50	25.000	7,764.54
Penn Cambria School (m)	50	68.600	21,305.90
Cambria County (n)	50	30.500	32,399.27
Glendale School (q)	50	66.490	10,596.61
Coalport Borough (s)	50	14.000	2,231.20
Clearfield County (t)	50	13.500	2,151.52
Westmont Hilltop School (u)	50	89.200	39,645.78
Upper Yoder Township (v)	50	12.625	5,611.30
Ebensburg Borough - 2 Tier (w)	50	39.25 / 11.75	4,311.73
Central Cambria School (y)	50	60.000	18,433.80
Martinsburg Borough (r)	100	4.740	538.75
North Woodbury Township (aa)	100	1.967	952.46
Spring Cove School (z)	100	11.656	18,891.65
			<u>572,799.13</u>

Development (# of Units)	Market Value	Local	County	School	Total	Total w/ Discount
Evergreen Manors I (85)	1,015,000	7,235.94 (a)	4,956.25 (i)	7,194.02 (b)	19,386.20	18,998.47
Evergreen Manors II (74)	1,000,000	615.00 (c)	4,883.00 (i)	10,519.30 (k)	16,017.30	15,696.95
EM I & II Rec. Area	29,100	17.90 (c)	142.10 (i)	306.11 (k)	466.10	456.78
IDA Tower (126)	3,174,100	22,628.16 (a)	15,499.13 (i)	22,497.07 (b)	60,624.36	59,411.87
Blair Tower (100)	2,700,000	19,248.30 (a)	13,184.10 (i)	19,136.79 (b)	51,569.19	50,537.81
Mount Nittany (151)	3,357,180	10,239.40 (g)	13,160.15 (f)	88,897.62 (h)	112,297.17	110,051.22
Sylvan Acres (40)	1,873,500	6,978.79 (d)	9,148.30 (i)	15,325.23 (e)	31,452.32	30,823.27
Chateau (39)	1,074,800	7,662.25 (a)	5,248.25 (i)	7,617.86 (b)	20,528.36	20,117.79
Emerald Estates (35)	633,840	7,923.00 (l)	9,666.06 (n)	21,740.71 (m)	39,329.77	38,543.18
Country Manor (50)	1,200,000	3,138.96 (j)	5,859.60 (i)	12,623.16 (k)	21,621.72	21,189.29
IDACON (60)	1,095,000	7,806.26 (a)	5,346.89 (i)	7,761.03 (b)	20,914.17	20,495.89
Woodrow Wilson (50)	201,600	1,437.21 (a)	984.41 (i)	1,428.88 (b)	3,850.50	3,773.49
Lexington Park (18)	395,900	2,822.37 (a)	1,933.18 (i)	2,806.02 (b)	7,561.57	7,410.34
Harmony House (12)	334,100	2,381.80 (a)	1,631.41 (i)	2,368.00 (b)	6,381.21	6,253.59
Bell Mansion (35)	1,302,400	1,633.00 (o)	6,359.62 (i)	15,249.54 (p)	23,242.16	22,777.32
Union Avenue (11)	51,100	364.29 (a)	249.52 (i)	362.18 (b)	975.99	956.47
Black Diamond (12)	325,248	2,276.74 (s)	2,195.42 (t)	10,812.87 (q)	15,285.03	14,979.33
Marian House Manor (22)	593,000	4,227.50 (a)	2,895.62 (i)	4,203.01 (b)	11,326.12	11,099.60
Laurelwood (40)	907,060	5,725.82 (v)	13,832.67 (n)	40,454.88 (u)	60,013.36	58,813.09
Turner (61)	627,000	4,399.73 (w)	9,561.75 (n)	18,810.00 (y)	32,771.48	32,116.05
Showalter Apts.-Phase I (18)	494,100	971.89 (aa)	2,412.69 (i)	5,759.03 (z)	9,143.62	8,960.74
Showalter Apts.-Phase II (24)	1,159,800	549.75 (r)	5,663.30 (i)	13,518.16 (z)	19,731.21	19,336.59
		<u>120,284.02</u>	<u>134,813.41</u>	<u>329,391.47</u>	<u>584,488.90</u>	<u>572,799.13</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	228.07	223.51	19.01	18.63	2.4%
Evergreen Manors II	216.45	212.12	18.04	17.68	2.2%
IDA Tower	481.15	471.52	40.10	39.29	5.9%
Blair Tower	515.69	505.38	42.97	42.11	4.4%
Mount Nittany Residences	743.69	728.82	61.97	60.73	7.1%
Sylvan Acres	786.31	770.58	65.53	64.22	9.9%
Chateau	526.37	515.84	43.86	42.99	4.7%
Emerald Estates	1,123.71	1,101.23	93.64	91.77	14.8%
Country Manor	432.43	423.79	36.04	35.32	2.9%
IDACON	348.57	341.60	29.05	28.47	5.0%
Woodrow Wilson	77.01	75.47	6.42	6.29	1.0%
Lexington Park	472.60	463.15	39.38	38.60	5.3%
Harmony House	531.77	521.13	44.31	43.43	5.9%
Bell Mansion	664.06	650.78	55.34	54.23	7.8%
Union Avenue	88.73	86.95	7.39	7.25	0.9%
Black Diamond	1,273.75	1,248.28	106.15	104.02	12.3%
Marian House Manor	514.82	504.53	42.90	42.04	3.8%
Laurelwood	1,500.33	1,470.33	125.03	122.53	11.5%
Turner	537.24	526.49	44.77	43.87	6.1%
Showalter Apts. - Phase I	507.98	497.82	42.33	41.48	6.8%
Showalter Apts. - Phase II	822.13	805.69	68.51	67.14	12.5%

IDA PER UNIT PER MONTH UTILITY COST ANALYSIS FISCAL YEAR 2024

	<u>DEVELOPMENT</u>	<u># UNITS</u>	<u>ELECTRIC</u>	<u>GAS</u>	<u>WATER & SEWAGE</u>	<u>TOTAL</u>
	EVERGREEN MANORS I	85	\$77.73	\$23.13	\$68.24	\$169.10
	EVERGREEN MANORS II	74	\$82.82	\$25.34	\$79.58	\$187.75
* E	IDA TOWER	126	\$44.73	\$18.79	\$43.32	\$106.84
* E	BLAIR TOWER	100	\$46.00	\$15.73	\$33.24	\$94.97
	WASHINGTON TERRACE	22	\$65.96	\$21.96	\$29.13	\$117.05
UA	SYLVAN ACRES	40	\$0.00	\$0.00	\$74.57	\$74.57
* E	MOUNT NITTANY	151	\$74.63	\$12.22	\$53.95	\$140.79
	CHATEAU	39	\$41.51	\$34.07	\$71.71	\$147.29
* E	COUNTRY MANOR	50	\$46.56	\$25.38	\$35.25	\$107.19
	LEXINGTON PARK	16	\$92.72	\$55.98	\$57.73	\$206.43
* E	TAYLOR\FAIRVIEW	52	\$0.00	\$28.74	\$46.31	\$75.05
* E	WOODROW WILSON	50	\$35.75	\$12.96	\$35.46	\$84.17
* E/UA	EMERALD ESTATES	35	\$0.00	\$0.00	\$94.69	\$94.69
	SCATTERED SITES	8	\$78.78	\$67.47	\$66.20	\$212.45
	HARMONY HOUSE	12	\$108.73	\$34.52	\$75.85	\$219.10
* E	BELL MANSION	35	\$43.21	\$14.89	\$75.33	\$133.44
*	UNION AVENUE	11	\$138.65	\$18.78	\$87.05	\$244.48
* E	BLACK DIAMOND	12	\$155.14	\$0.00	\$98.31	\$253.45
* E	MARIAN HOUSE MANOR	22	\$81.78	\$25.46	\$55.50	\$162.74
* E/UA	LAURELWOOD	40	\$0.00	\$11.16	\$23.00	\$34.16
* E/UA	TURNER	61	\$0.00	\$18.08	\$25.49	\$43.57
* E/UA	SHOWALTER - PHASE I	18	\$35.45	\$0.00	\$37.50	\$72.94
* UA	SHOWALTER - PHASE II	24	\$22.69	\$0.00	\$39.86	\$62.55
			<u>\$1,272.85</u>	<u>\$464.67</u>	<u>\$1,307.26</u>	<u>\$3,044.78</u>
Avg. per unit per month utility cost			\$70.71	\$25.81	\$56.84	
Total per unit per month average						\$153.37

Notes: Emerald Estates, Sylvan Acres, Showalter Phases I & II, 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
SHOWALTER - PHASE I	0	12	6	0	0
SHOWALTER - PHASE II	0	8	15	1	0

IDA, Inc. Executive Committee
2024-2026

<i>President</i>	Joseph G. Keller
<i>First Vice President</i>	Jane L. Gable
<i>Second Vice President</i>	William E. Ritenour
<i>Secretary</i>	Rev. Douglas R. McGaffin
<i>Assistant Secretary</i>	John A. Palko
<i>Treasurer</i>	Lee Oswalt
<i>Assistant Treasurer</i>	Kathryn A. Rutter
<i>Past President</i>	James F. Kuhn

IDA, Inc. Directors

Jean Bressler	Rabbi Audrey R. Korotkin
Don C. Clippinger	John W. Leap
David L. Diedrich	William H. Lightner
Lou Ann Donlan	Rev. Larry H. Louder
Rev. John L. Emig	James K. Madden, Jr.
Bruce R. Erb	Linda A. McCall
Howard A. Ermin, Jr.	Margaret McNitt
Joseph M. Fernicola	Rita J. Nagle
Regina L. Geishauser	William L. Neatrou
Rev. Carla J. Gregory-Beckton	Gerald Paul
Rev. Richard N. Henry, Jr.	Sharon E. Ritchey
Rev. Eli A. Hess	Pamela Root-Baechle
Rev. Dr. Lenore Hosier	Alex J. Seltzer
Rev. Jeanne Jacobson	Irene Szynal
Ray Kennedy	Dale Wills
Terri L. Kodgis	

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>	Brayley A. Lewis

COMMITTEES

Audit/Finance Committee

John W. Leap
William E. Ritenour

Personnel Committee

Jane L. Gable
Joseph G. Keller
Rev. Douglas R. McGaffin, *Chair*
John A. Palko
William E. Ritenour

Nominating/Membership Committee

William E. Ritenour
Kathryn A. Rutter, *Chair*
Lee Oswalt

Profit Sharing Plan Trustees

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

Safety Committee

Sandra R. Bathurst	Randy S. Peterman
Ray E. Dorman, Jr., <i>Chair</i>	Michael J. Mock, <i>Co-chair</i>
Linda A. Harr, <i>Secretary</i>	John P. Weaver, Jr
Josie M. Kilcoyne	Matthew S. Winters
Eric T. King	

Sick Leave Bank Committee

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

BELL MANSION APARTMENTS
Bell Mansion Apartments, Inc.
Established 1999

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

- 35 subsidized units (the rent is not more than 30% of income) for those 62 and older, including those with disabilities
- Very low income limits
- Utilities included

STAFF

Stacey L. Bernhart, MBA, AHM, *Manager*
Linda A. Harr, AHM, *Assistant Manager*
Randy S. Peterman, *Maintenance Supervisor*
Larry A. Salyer, Jr. *Maintenance*

BOARD OF DIRECTORS

Lee Oswalt, *President*
Hazel A. Bilka, *Vice President*
Robert Fisher, *Secretary*
Gina Dunklebarger, *Assistant Secretary*
Don C. Clippinger, *Director*
Pastor Ashely Shook, *Director*



- 100% occupancy
- 20 applicants on the waiting list
- 1 turnover since the last Annual meeting
- Finished outside landscaping (pictured above)
- New shed installed
- Monthly blood pressure screenings
- Resident activities held monthly
- Health and wellness presentations.



BLACK DIAMOND ESTATES
Coalport Senior Housing, Inc.
Established 2003

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

- 12 subsidized units (the rent is not more than 30% of income) for those 62 and older, including those with disabilities
- Very low income limits
- Utilities included

STAFF

Taylor R. Garman, *AHM, Manager*
Terry J. Shean, *Maintenance Supervisor*
Donald F. Wike, *Maintenance*

BOARD OF DIRECTORS

Rita A. Hahn, *President*
Joseph G. Keller, *Vice President*
Cate Hutton, *Secretary*
Lee Green, *Assistant Secretary*
Lori Snyder, *Treasurer*
Ronald Jenkins, *Director*
Linda Maines, *Director*



- 100% occupancy
- 10 applicants on the waiting list
- 1 turnover since the last Annual meeting
- Gates Landscaping provided snow and ice removal
- Quarterly preventive treatment by Enviro Pest Control
- Pressure testing of the elevator and inspections of the wet sprinkler system and fire alarm completed
- HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) completed; 93 score
- TV installed on the wall in the community room
- LED lighting installed
- Bettwy Systems installed new fire panel
- Vestibule painted by maintenance
- Christmas party and summer picnic held using IDA Human Services funds
- Resident activities include healthcare seminars; puzzle building, game night, monthly potluck dinners and card games.



BLAIR TOWER
Blair Tower, Inc.
Established 1978

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

- 100 subsidized units (the rent is not more than 30% of income) for those 62 and older and persons needing the accessibility features of the units
- Low income limits
- Utilities included

STAFF

Janell M. Straple, AHM, *Manager*
Gina M. Edevane, AHM, *Assistant Manager*
Joshua L. Blazer, *Maintenance Supervisor*
Matthew S. Winters, *Maintenance*
Joanna W. Watson, *Service Coordinator**
*Through Allegheny Lutheran Social Ministries.

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*



- 98% occupancy
- 65 applicants on the waiting list
- 20 turnovers since the last Annual meeting
- 10 new apartment doors installed
- Upgraded the door interlocks in the elevators
- Upgraded the fire alarm panel
- 6 new cameras installed
- Replaced the 800-amp emergency distribution panel to provide separate breakers for each elevator
- Pipe work done to boiler system
- HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) completed; 96 score
- 50-year sprinkler test completed
- Storm drains around the property cleaned.
- Safety light installed on the roof
- Brickwork completed in the back of the building
- Resealed, lined and painted the parking lot
- Multiple trees trimmed
- Pizza party and cake held for resident Christne Raia who turned 100 years old on July 2 (pictured left)
- Flu shot clinic held for residents.



CHATEAU
Chateau of Altoona, Inc.
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, subsidized (the rent is not more than 30% of income), for those 18 years of age and older
- Low income limits
- Utilities included

STAFF

Carol L. Berkheimer, COS, *Manager*

Lydia A. Wineland, *Administrative Assistant*

Eric T. King, *Maintenance Supervisor*

Michael R. Bowmaster, *Maintenance*

BOARD OF DIRECTORS

Pamela Root-Baechle, *President*

Lee Oswalt, *Vice President*

James F. Kuhn, *Secretary*

David L. Diedrich, *Assistant Secretary*

David E. Francis, *Treasurer*



- 100% occupancy
- 81 applicants on waiting list
- 5 turnovers at Walnut Place and 1 turnover at Towne Place since the last Annual meeting
- NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection – 98 score
- New trash dumpsters purchased
- Improvements at Walnut Place include: new carpet in 3 units and throughout the building; VCT flooring in 4 units, laundry room and stair landing on 27th Street; 3 new refrigerators; 3 new stoves; 5 units painted; entrance handrails and doors painted; 2 new cameras; camera monitoring system updated; LED lighting installed on 3rd floor; tub repair in one unit; parking lots resealed and renovations to the playground area
- At Towne Place: new carpet in 1 unit; renovations to the back porch; VCT flooring installed in 4 units; 1 new stove; 1 unit painted; new shrubbery added to front bank; new countertop in 1 unit; and parking lot resealed
- Coming up this fall the shingles at Walnut Place will be replaced with siding using Altoona City HOME funds.



COUNTRY MANOR
Country Manor, Inc. of Duncansville
Established 1983

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

- 50 subsidized units (the rent is not more than 30% of income) 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
- Utilities included

STAFF

Robin L. Shaw, AHM, *Manager*
Kathy A. Carey, *Administrative Assistant*
Terry J. Shean, *Maintenance Supervisor*
John P. Weaver, Jr., *Maintenance*
Donald F. Wike, Jr., *Maintenance*
Gary Walk, *Resident-on-Call*
Joanna W. Watson, *Service Coordinator**
*Through Allegheny Lutheran Social Ministries.

BOARD OF DIRECTORS

Rev. Richard N. Henry, Jr., *President*
Rabbi Audrey R. Korotkin, *Vice President*
Eileen Court, *Secretary*
Melinda Ritchey, *Assistant Secretary*
Rev. Douglas R. McGaffin, *Treasurer*



- 100% occupancy
- 22 applicants on the waiting list
- 3 turnovers since the last Annual meeting
- New furniture in the lobby (pictured above)
- HUD NSPIRE (National Standard for the Physical Inspection of Real Estate) completed; 100 score
- Chat room painted and new carpeting for exercise equipment
- New flooring in all trash rooms
- New flooring on 1st floor
- 911 Call System updated and installed in all apartments
- Thanksgiving and Christmas dinners and summer picnic held for residents
- New flooring and painting completed on 2nd floor
- New stoves installed in all units
- Inspection of fire system and extinguishers
- Monthly elevator inspections and preventative pest treatments
- Service Coordinator assists with resident's personal needs.



EMERALD ESTATES
Tunnelhill Gallitzin Improved Housing, Inc.
Established 1985

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

- 35 subsidized units (the rent is not more than 30% of income) for those 62 and older or persons with disabilities
- Rural Housing Services' income limits
- Utility allowance

STAFF

Megan J. Szymanski, *Manager*
Terry J. Shean, *Maintenance Supervisor*
Jason J. Umbel, *Maintenance*

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*
R. James Woleslagle, *Assistant Treasurer*

MEMBERS

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



- 100% occupancy
- 9 applicants on waiting list
- 3 turnovers since the last Annual meeting
- Megan Szymanski hired as manager July 7
- Jason Umbel hired as maintenance on July 14
- USDA-Rural Development physical inspection conducted on February 28
- Pizza luncheon held in September
- Gallitzin Fire Department held a fire safety presentation October 7
- Holiday luncheon with Frontier Girls and Gallitzin Head Start held in December
- Meet and greet held for new manager July 16
- New Paxton door entry system installed
- Resident activities include SeniorLife presentations, bingo, cards, puzzles, and socializing in the community room.



EVERGREEN MANORS

Altoona Evergreen Manors, Inc., Section I, *Established 1970*
Altoona Evergreen Manors, Inc., 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
- Extremely low to low income limits
- 128 subsidized units (the rent is not more than 30% of income)
- 31 units residents pay 30% of income for rent or the basic rent, whichever is greater

STAFF

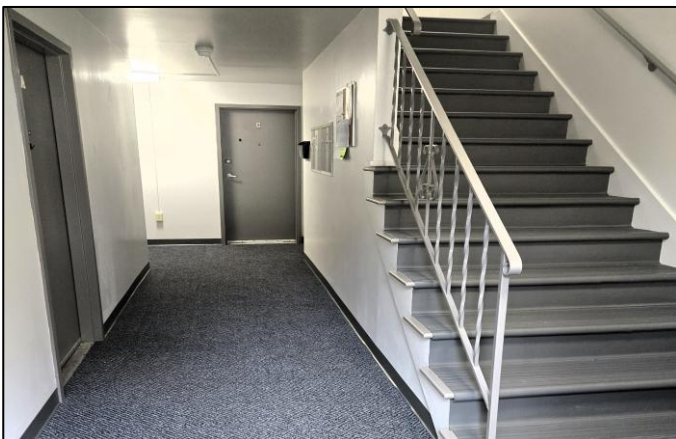
Angel M. Lefchick, AHM, *Manager*
Kylene M. Schneider, AHM, *Assistant Manager*
Shannon M. Moyer, CFSC, *Service Coordinator*
Donald R. Weyandt, Jr., *Maintenance Supervisor*
Joshua L. Lear, *Maintenance*
Michael J. Mock, *Maintenance*
Brian S. Welch, *Maintenance*

BOARD OF DIRECTORS

Rev. Douglas R. McGaffin, *President*
Lou Ann Donlan, *Vice President*
Ray Kennedy, *Secretary*
Linda A. McCall, *Assistant Secretary*
John W. Leap, *Treasurer*



- Section I –98% occupancy, 18 unit turnovers, 203 applicants on waiting list
- Section II –98% occupancy, 16 unit turnovers, 204 applicants on waiting list
- City of Altoona HOME funds renovations to 2 buildings in Section I completed; new cabinets and flooring in the kitchens, and the hallways remodeled with new paint, carpeting, baseboards and stair treads (pictured below)
- Section II renovations utilizing HOME funds are underway
- The shingles and siding were replaced on the garage and the shed
- New Kubota tractor purchased for mowing
- Annual Halloween, Christmas, Easter and Back-to-School events held.



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
- Mediation services
- Plans on-site programming, activities and events
- Educational presentations
- On-site food pantry
- Supply closet of cleaning supplies and hygiene products
- Lending library

STAFF

Shannon M. Moyer, CFSC, CEFC,
Service Coordinator



Partnerships with local religious and community organizations provide for the needs of residents.

- The Nehemiah Project prepares free weekday lunches to residents during the summer months
- St. Vincent De Paul donates weekly food items and monetary contributions for rental delinquencies
- St. Rose of Lima donates cleaning and hygiene items to the supply closet
- Hicks United Methodist Church offers monthly dinner church as well as backyard club in the summer months
- Other local groups help with winter coats, carnival activities, summer programming, school supplies, school shoe shopping (pictured left), supplemental meals, rental assistance and vacation bible school.
- The annual back-to-school event see over 20 organizations participate
- The Gloria Gates Memorial Foundation provides summer programming for school-age children.



HARMONY HOUSE
IDA Harmony House, Inc.
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, very low to moderate income limits
- 4 units must be rented to very low income
- Section 8 for eligible households
- Utilities included

STAFF

Joseph D. Horton, AHM, *Manager*

Samuel A. Quarello, *Maintenance
Supervisor*

Joseph M. Quarello, *Maintenance*

BOARD OF DIRECTORS

Pamela Root-Baechle, *President*

Lee Oswalt, *Vice President*

James F. Kuhn, *Secretary*

David L. Diedrich, *Assistant Secretary*

David E. Francis, *Treasurer*



- 100% occupancy
- 26 applicants on the combined bedroom waiting list
- 6 turnovers since the last Annual meeting
- Bettwy inspects the fire alarm system annually
- PHFA conducted a Management and Occupancy Review (MOR) and a physical inspection of the building and grounds
- Apartment inspections conducted biannually
- Kaza Fire Equipment inspects the fire extinguishers
- Altoona Housing Authority performs quality home inspections for vouchered tenants.



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)

BOARD OF DIRECTORS

Howard A. Ermin, Jr., *President*

Kathryn A. Rutter, *Vice President*

William E. Ritenour, *Secretary*

Rev. Eli A. Hess, *Assistant Secretary*

Dennis C. Wisor, *Treasurer*

Each year, IDA-CDC will receive 15% of HUD's HOME (Home Investment Partnership Grant) funds administered through the City of Altoona for rental rehabilitation to benefit those who need affordable housing.

FEDERAL HOME LOAN BANK

For the fourth time, IDA-CDC is sponsoring a grant application with Federal Home Loan Bank (FHLB) for capital improvements at Turner Apartments that was submitted on July 24, 2025, for \$1.5 million. The projected score this round has been fundable in the past.



HOME FUNDS RENOVATIONS

After some delays, FY 2022 & 2023 City of Altoona HOME funds renovations are underway by C.E. Wood Construction at Evergreen Manors.

\$180,533 was granted for Section I for the 5928 and 5930 buildings (14 units) and \$190,000 for Section II (16 units) in the 304 and 308 buildings:

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

C.E. Wood Construction will begin renovations next at Chateau of Altoona, Inc. FY 2024 HOME funds in the amount of \$159,000 will be used to replace the shingles on the façade of Walnut Place with vinyl siding.

FY 2025 HOME funds in the amount of \$160,000 will be used at IDACON to renovate 14 kitchens at The Fairview and painting of the outside of The Fairview (soffit, fascia and dormers). Durbin Construction is the contractor.

IDA TOWER
IDA Tower, Ltd.
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 subsidized units (the rent is not more than 30% of income)
- Utilities included
- Commercial spaces on the first floor

STAFF

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

Linda A. Harr, AHM, *Assistant Manager*

Randy S. Peterman, *Maintenance
Supervisor*

Randall L. Peterman, *Maintenance*

Larry A. Salyer, Jr., *Maintenance*

Lori A. Hite, *Service Coordinator**

*Through Allegheny Lutheran Social Ministries.

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

Joseph G. Keller, *President*

Jane L. Gable, *First Vice President*

William E. Ritenour, *Second Vice President*

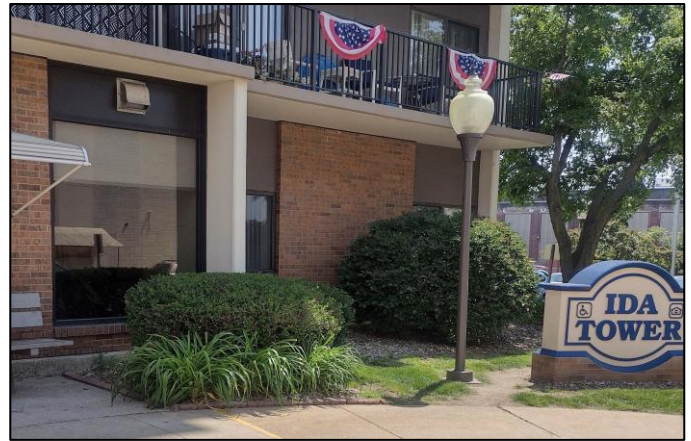
Rev. Douglas R. McGaffin, *Secretary*

John A. Palko, *Assistant Secretary*

Lee Oswalt, *Treasurer*

Kathryn A. Rutter, *Assistant Treasurer*

James F. Kuhn, *Immediate Past President*



- 100% occupancy residentially and 60% commercially
- 27 applicants on waiting list
- 16 residential unit turnovers since the last Annual meeting
- Continue to remodel bathrooms
- Continue to replace apartment doors and windows
- Generator replaced
- Balconies repaired and painted
- Numerous wellness presentations.



IDACON
IDACON, LTD.
The Fairview & The Taylor Established 1987
Scattered Sites Established 1982

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

Scattered Sites

1600-02 First Avenue, 1528 19th Avenue,
2119 – 8th Avenue
814-946-1515

- 52 subsidized units (the rent is not more than 30% of income) between The Fairview (35) and The Taylor (17) for persons 62 and older and persons with disabilities. Very low income limits.
- 8 units between the Scattered Sites properties for low to moderate income and those 18 years of age and older

STAFF

Joseph D. Horton, AHM, *Manager*

Samuel A. Quarello, *Maintenance
Supervisor*

Joseph M. Quarello, *Maintenance*

Lori A. Hite, *Service Coordinator**

*Through Allegheny Lutheran Social Ministries.

BOARD OF DIRECTORS

John W. Musser, *President*

Alex J. Seltzer, *Vice President*

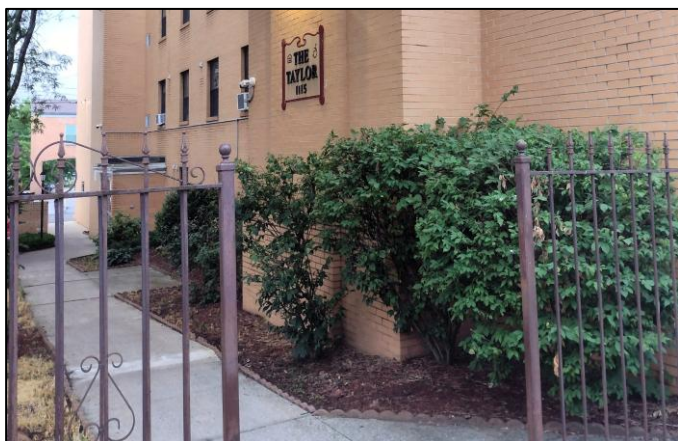
Donna D. Gority, *Secretary*

Sharon Ritchey, *Assistant Secretary*

Rev. Douglas R. McGaffin, *Treasurer*



- 100% occupancy at The Fairview, 100% at The Taylor and 100% at Scattered Sites
- 9 turnovers at The Fairview/The Taylor and 1 at Scattered Sites since the last Annual meeting
- 49 applicants on The Fairview/The Taylor waiting list
- 27 applicants on the Scattered Sites combined bedrooms waiting list
- Durbin Construction will be renovating the kitchens on the 2nd floor at The Fairview using City of Altoona HOME funds
- Amber Aire, Inc. updated the hot water system at The Fairview
- Residents gather for holiday luncheons/summer picnics at The Fairview and The Taylor.



LAURELWOOD APARTMENTS

Conemaugh Housing, Inc.

Established 1988

IDA Managed Since 2012

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

- 40 subsidized units (the rent is not more than 30% of income) 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
- Utility allowance

STAFF

Taylor R. Garman AHM, *Manager*

Jeremy L. Maines, *Maintenance*

Cathy L. Selby, MSW, *Service Coordinator*

BOARD OF DIRECTORS

Pastor David Streets, *President*

Kathryn A. Rutter, *Vice President*

William E., Ritenour, *Secretary*

William L. Neatrour, Jr., *Assistant
Secretary*

John A. Palko, *Treasurer*



- 100% occupancy
- 4 applicants on the waiting list
- 5 turnovers since the last Annual meeting
- HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) completed; 99 score
- Quarterly preventive treatment by Enviro Pest Control
- Testing of the elevator, wet sprinkler and fire alarm systems completed
- New carpet in the first floor hallway
- Hallways painted
- New fire alarm system installed by Bettwy Systems
- 40 new ovens installed
- 3 bathtub cutouts completed
- 15 new refrigerators installed through Penelec's Warm program
- Staff will attend the fall PAHMA (Professional Affordable Housing Management Association) Conference
- Resident activities – bingo, board and card games, monthly catered dinner, blood pressure checks, puzzles and adult coloring
- Christmas party (pictured left) and summer picnic held using IDA Human Services funds.



LEXINGTON PARK
Lexington Park, LTD.
Established 1993

Office at The Fairview

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
- Section 8 Vouchers accepted

STAFF

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

BOARD OF DIRECTORS

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



- 94% occupancy
- 33 applicants on the combined Lexington Park one-bedroom, two-bedroom and three-bedroom waiting list
- 2 turnovers since the last Annual meeting
- Enviro provides monthly and quarterly pest control service
- Semi-annual apartment inspections
- Kaza completed annual inspection of fire extinguishers
- Bettwy System completed annual inspection of the fire alarms.



MARIAN HOUSE MANOR
Marian House Manor, Inc.
Established 1989
IDA Managed Since 2008

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

- 21 subsidized units (the rent is not more than 30% of income) for those 62 and older and persons needing the accessibility features of the unit
- Very low income limits
- Utilities included

STAFF

Stacey L. Bernhart, MBA, AHM, *Manager*
Linda A. Harr, AHM, *Assistant Manager*
Randy S. Peterman, *Maintenance Supervisor*

Michael R. Bowmaster, *Maintenance*
Barbara Porta, *Resident-on-Call*
Lori A. Hite, *Service Coordinator**
*Through Allegheny Lutheran Social Ministries.

BOARD OF DIRECTORS

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



- 100% occupancy
- 19 applicants on the waiting list
- 3 turnovers since the last Annual meeting
- Retaining wall repaired
- Landscaping completed
- Maintenance of the roof and a repair completed in the spring
- New carpeting and new lighting in the community room
- 1 circulating pump rebuilt
- 1 HVAC unit repaired
- Tenant luncheon held this summer
- Stacey Bernhart became manager July 14
- Service Coordinator and resident-on-call organize ice cream and pizza socials, bingo and more.



MOUNT NITTANY RESIDENCES

Mount Nittany Residences, Inc.

Established 1980

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

- 150 subsidized units (the rent is not more than 30% of income) for those 62 and older and persons needing the accessibility features of the unit
- Low income limits
- Utilities included

STAFF

Whitney N. Crater, PHM, PBM, *Manager*

Kristin R. Ricciotti, *Assistant Manager*

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

Dylan S. Foster, *Maintenance*

James F. Garbrick, Jr., *Maintenance*

Brandi J. Bartley, *Service Coordinator*

BOARD OF DIRECTORS

Rev. Larry H. Louder, *President*

Jane L. Gable, *Vice President*

Lois L. Lynn, *Secretary*

Bruce R. Erb, *Director*

Sandra Hall, *Director*

Rev. David Pencek, *Director*



- 100% occupancy
- 68 applicants on the waiting list
- 31 turnovers since the last Annual meeting
- HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection completed; 96 score
- Staff attended leadership training
- New vending machines installed in the community room
- Vigilant Security installed a new dialer for the fire panel box
- 10K Electric replaced 1 electrical box
- Spring Fling event held for residents in April
- Maintenance attended IslandAire training seminar
- Fencing installed around garden plots
- 13 sprinkler heads replaced
- Outdoor swing set frame refinished, and a donated swing hung
- Parking lot numbers, spaces and curbs repainted
- James Garbrick hired May 27
- Kristin Ricciotti hired and Whitney Crater promoted to manager June 16
- Service coordinator installed a resource center on the 1st floor hallway
- Fire pump rebuilt by Simplex Grinnell
- Upcoming projects include a new generator and new flooring in the community room.



SHOWALTER APARTMENTS
Martinsburg Community Housing Corporation
Established 1978
IDA Managed Effective 9/1/23

101 Blattenberger Street
Martinsburg, PA 16662
814-793-4273

- 30 of the 42 units are subsidized (the rent is not more than 30% of income)
- Section I – 18 (17 subsidized) units for those 62 and older or persons with disabilities
- Section II – 24 (13 subsidized) units for those 18 years of age and older
- Rural Housing Services' income limits
- Utility allowance
- Section I – 100% occupancy, 23 applicants on waiting list
- Section II – 92% occupancy, 57 applicants on waiting list

STAFF

Megan J. Szymanski, *Manager*
Terry J. Shean, *Maintenance Supervisor*
Jason J. Umbel, *Maintenance*
Dominick P. Wike, *Maintenance*
Donald F. Wike, Jr., *Maintenance*

BOARD OF DIRECTORS

Sarah E. Detwiler, *President*
Charles E. Gojmerac, *Vice President*
Marie Zerfoss, *Secretary*
William J. Helsel, *Treasurer*
C. Gregory Haffling, *Director*
Kerry L. Hoover, *Director*
Craig E. Ormsby, *Director*
Margaret S. Steinfuth, *Director*
Pastor Micah Clouse, *Director*

MEMBERS

Judith C. Drews
Mark Leberfinger
JoeAnn Stapleton
Michaëlle Wright



- 5 turnovers at Phase I and 4 turnovers at Phase II since the last Annual meeting
- Security cameras installed in first floor hallways, community room, and Phase II parking lot
- First Energy audit completed, and six refrigerators replaced
- Parking lot was resealed and restriped
- Maintenance staff will update landscaping and paint doors
- Megan Szymanski hired as manager July 7
- Meet and greet held for new manager on July 15
- Tenant Association remains active with monthly meetings, small get-togethers, holiday celebrations and fundraisers.



SYLVAN ACRES
Housing Association for Tyrone, II, Inc.
Established 1977

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

- 40 subsidized (the rent is not more than 30% of income) garden-type/townhomes for those 18 years of age and older
- Rural Housing Services' income limits
- Utility allowance

STAFF

Sandra R. Bathurst, PHM, PBM, *Manager*
Chris E. Piper, *Maintenance Supervisor*
Benjamin E. Weaver, *Maintenance*

BOARD OF DIRECTORS

Rabbi Audrey R. Korotkin, *President*
Margaret McNitt, *Vice President*
Jean Bressler, *Secretary/Treasurer*
Tammy Emigh, *Director*
Rev. Dave Flumerfelt, *Director*
Cathy Harlow, *Director*
Rev. Mark Liller, *Director*



- 100% occupancy
- 43 applicants on the waiting list
- 1 turnover since the last Annual meeting
- Quarterly pest treatment by Enviro Pest Control
- Maintenance Ben Weaver transferred to Tyrone properties June 9
- Manager Sandra Bathurst transferred from Mount Nittany Residences June 16
- Hookies Fire Company installed rope needed for the flagpole
- Curb Appeal repaired the parking lot mid-July
- Maintenance staff painted the bulletin board, office doors and benches
- A new tub surround and faucet installed in 1 unit.



TURNER APARTMENTS
Turner Affordable Housing, Inc.
Established 1984
IDA Managed Since June 2020

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

- 61 subsidized units (the rent is not more than 30% of income) for those 62 and older and persons needing the accessibility features of the units
- Low income limits
- Utility allowance

STAFF

Janell M. Straple, AHM, *Manager*
Gina M. Edevane, *Assistant Manager*
Terry J. Shean, *Maintenance Supervisor*
James R. Umbel, *Maintenance*
Cathy L. Selby, MSW, *Service Coordinator*

BOARD OF DIRECTORS

Terri L. Kodgis, *President*
William L. Neatrour, Jr., *Vice President*
Raymond Ponchione, *Secretary/Treasurer*
Michael Bradley, *Director*
Cathy Seymour, *Director*
Paul Seymour, *Director*
Sharon Traino Magley, *Director*



- 100% occupancy
- 8 applicants on the waiting list
- 11 turnovers since the last Annual meeting
- Maintenance James Umbel transferred to property in April
- Ductless heat pumps installed in the manager and maintenance offices
- 1 new hot water heater
- 10 ADA-compliant toilets installed
- New flooring installed in the trash rooms on the 2nd, 3rd and 4th floors
- New cove base installed in the community room
- Maintenance staff repainted the hallways outside of the elevator, the elevator doors, the trash room doors and the emergency exit doors
- New lights installed in some units and in the stairwells
- Boilers inspected; new pressure switch installed
- Annual fire alarm inspection completed.
- Ebensburg United Methodist Church catered a turkey dinner for all the residents in the community room and gave out gifts for Christmas (pictured left).



UNION AVENUE APARTMENTS
Union Avenue Apartments, Inc.
Established 1998

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

- 11 subsidized units (the rent is not more than 30% of income) for those 18 years of age and older with chronic mental illness
- Very low income limits
- Utilities included

STAFF

Carol L. Berkheimer, COS, *Manager*

Lydia A. Wineland, *Administrative Assistant*

Eric T. King, *Maintenance Supervisor*

Michael R. Bowmaster, *Maintenance*

BOARD OF DIRECTORS

Rev. John L. Emig, *President*

Kathryn A. Rutter, *Vice President*

Jennifer Mikolajczyk, *Secretary*

Joseph G. Keller, *Assistant Secretary*

Regina L. Geishauser, *Treasurer*

Gerald Paul, *Director*

Alex J. Seltzer, *Director*



- 100% occupancy
- 5 applicants on the waiting list
- 2 turnovers since the last Annual meeting
- Enviro continues with preventive treatment
- City of Altoona rental inspection completed
- Liberty Solutions completes quarterly sprinkler inspections and annual back flow inspection
- Carpet tiles replaced on the first floor and elevator
- Shrubbery added to the side of the building
- Parking lot resealed
- All American Painting painted one apartment
- Riley Plumbing completed annual maintenance of Magic Paks
- Maintenance staff cleaned the windows, blinds in all apartments and building stairwells
- New outdoor equipment purchased
- 1 exterior camera added to the front of the building
- Holiday dinner held by staff, tenants and Board Members (pictured left).



WASHINGTON TERRACE
Housing Association of Tyrone, Inc.
Established 1971
IDA Managed Since 1975

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

- 22 garden-type subsidized units (the rent is not more than 30% of income) 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

Sandra R. Bathurst, PHM, PBM, *Manager*
Chris E. Piper, *Maintenance Supervisor*
Benjamin E. Weaver, *Maintenance*

BOARD OF DIRECTORS

Rabbi Audrey R. Korotkin, *President*
Margaret McNitt, *Vice President*
Jean Bressler, *Secretary/Treasurer*
Tammy Emigh, *Director*
Rev. Dave Flumerfelt, *Director*
Cathy Harlow, *Director*
Rev. Mark Liller, *Director*



- 100% occupancy
- 48 applicants on the waiting list
- 0 turnovers since the last Annual meeting
- Manager attended PAHMA Fall Conference
- Quarterly pest treatment by Enviro Pest Control
- Maintenance Ben Weaver transferred to Tyrone properties June 9
- Manager Sandra Bathurst transferred from Mount Nittany Residences June 16
- PHFA inspection will be scheduled
- Maintenance staff repairing front and rear handrails
- Maintenance staff installed A/C units and brackets
- 2 new furnaces.



WOODROW WILSON GARDENS
Woodrow Wilson Gardens, Inc.
Established 1993

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

- 50 subsidized units (the rent is not more than 30% of income) for those 62 and older, including those with disabilities
- Very low income limits
- Utilities included

STAFF

Robin L. Shaw, AHM, *Manager*
Kathy A. Carey, *Administrative Assistant*
Terry J. Shean, *Maintenance Supervisor*
David B. Morgan, *Maintenance*
Donald F. Wike, Jr., *Maintenance*

BOARD OF DIRECTORS

Ray Kennedy, *President*
Rev. Jeanne Jacobson, *Vice President*
Jane L. Gable, *Secretary*
Rev. Carla Gregory-Beckton, *Assistant Secretary*
Evelyn Smith, *Treasurer*
Rev. Dr. Lenore Hosier, *Director*
James K. Madden, Jr., *Director*



- 100% Occupancy
- 12 applicants on the waiting list
- 7 turnovers since the last Annual meeting
- Community room used as a polling place in November and May
- Simply Clean cleaned common areas
- Semi-annual HVAC filter changes and sprinkler dusting completed
- Spring and fall cleanup by McCloskey's Landscaping
- Summer picnic and pizza party held
- New vinyl flooring installed in trash rooms, laundry room and restrooms
- New carpet and paint on 3rd floor
- Resurfaced parking lot and striped
- Updated the Formica in the mailbox area
- New A/C units for the community room
- Lighting updated in the community room
- New door intercom entry system installed
- Hardscaped the outside entrance and side areas
- Accent walls added to the hallways
- Monthly bed bug prevention completed by Enviro
- Manager Robin Shaw transferred from Emerald Estates on July 14.



PRAYER FOR OUR MISSION

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