

From: [Michalka, Paul M](#)
To: [Michael Alberts](#)
Cc: [Asad, Lee](#); [Prescott, Althea R](#)
Subject: FW: <External Message> FW: Prospect Repairs
Date: Monday, April 3, 2023 11:09:34 AM
Attachments: [image002.png](#)
[Prospect Repairs.pdf](#)
[Johnstown Prospect Homes Discussion - 04032023.docx](#)

Mike,

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

Sincerely,

Paul

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

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

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

--Mike

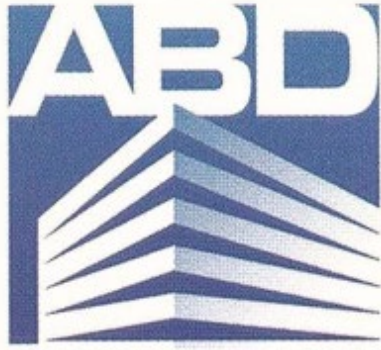
Michael P. Alberts
Executive Director
Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

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

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

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Regards, Dirk



Building Design

Project Management

Inspection Services

Construction Services LLC

R. Dirk Voories
President

ABD Construction Services, LLC

633 Napoleon St, Johnstown, PA 15901

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

Fax 814-254-4721

Email: vooried@abdcslc.com

PROSPECT REPAIRS

INTERIOR

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

CRAWL SPACE

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

~~5. REGRADE~~

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

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HUD-JHA Prospect Homes Repairs Discussion
04032023

- ICE

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

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

From: [Michalka, Paul M](#)
To: [Michael Alberts](#); [Asad, Lee](#)
Cc: [Prescott, Althea R](#)
Subject: RE: <External Message> FW: Prospect Repairs
Date: Friday, March 31, 2023 4:33:39 PM
Attachments: [image001.png](#)

Thanks, Mike. Let's go with 10 am. I'll send the invite.

Paul

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

From: Michael Alberts <malberts@jhaonline.org>
Sent: Friday, March 31, 2023 1:42 PM
To: Asad, Lee <lee.asad@hud.gov>
Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: RE: <External Message> FW: Prospect Repairs

Hi Lee,

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

Thanks, looking forward to the conversation.

--Mike

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

Hi Mike,

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

assistance needed for HUD approvals.

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

Thanks.
Lee

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, March 22, 2023 8:44 AM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
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Michael P. Alberts
Executive Director
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Direct: 814.532.5533

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From: Wende Shurin <wshurin@jhaonline.org>

Sent: Tuesday, March 21, 2023 7:11 PM

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

Subject: Fw: Prospect Repairs

From: Dirk Voories <vooriesd@abdcslc.com>

Sent: Tuesday, March 21, 2023 5:46 PM

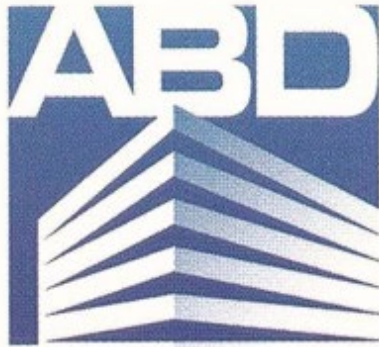
To: Wende Shurin <wshurin@jhaonline.org>

Cc: templetonmd@abdcslc.com <templetonmd@abdcslc.com>

Subject: Prospect Repairs

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

Regards, Dirk



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From: [Molinaro-Thompson, Jacqueline](#)
To: [Michael Alberts](#)
Cc: [Prescott, Althea R](#); [Asad, Lee](#); [Michalka, Paul M](#)
Subject: RE: Question - Prospect relocation - CJP request to HUD
Date: Wednesday, March 29, 2023 6:20:38 PM

This is incredible progress Mike, thank you.

I also need to ask you to let us know how many tenants actually move each month till everyone is relocated. We are required to report this to HQ because they've deemed it to be an emergency that they are tracking.

I can't thank you enough for your regular communication with our office.

Jacqueline

From: Michael Alberts <malberts@jhaonline.org>
Sent: Wednesday, March 29, 2023 2:58 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: <External Message> RE: Question - Prospect relocation - CJP request to HUD

Hi Jacqueline,

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

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

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

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

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

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

--Mike

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

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Wednesday, March 29, 2023 2:07 PM
To: Michael Alberts <malberts@jhaonline.org>
Cc: Prescott, Althea R <althea.r.prescott@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Michalka, Paul M <paul.m.michalka@hud.gov>
Subject: Question - Prospect relocation - CJP request to HUD

Hello Mike -

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

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

Thanks.

Sincerely,

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

From: Daniel Vitek <dvitek@cjplaw.org>
Sent: Wednesday, March 29, 2023 12:43 PM
To: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Cc: Horvath, Michael A <Michael.A.Horvath@hud.gov>; Kevin Quisenberry <kquisenberry@cjplaw.org>

Subject: <External Message> Prospect Homes (Johnstown Housing Authority)

Dear Director Molinaro-Thompson,

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

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

Sincerely,

Dan Vitek

Daniel G. Vitek | Staff Attorney

412.652.9765 | dvitek@cjplaw.org

Community Justice Project

100 Fifth Ave., Suite 900 | Pittsburgh, PA 15222

T: 412.434.6002 | F: 412.434.5706 | www.communityjusticeproject.org

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From: [Molinaro-Thompson, Jacqueline](#)
To: [Michael Alberts](#)
Cc: [Michalka, Paul M](#); [Asad, Lee](#); [Prescott, Althea R](#)
Subject: Cost of Prospect Repairs - JHA
Date: Friday, March 24, 2023 3:31:31 PM
Attachments: [image002.png](#)
[Prospect Repairs.pdf](#)

Hello Mike -

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

Thank you.

Sincerely,

Jacqueline Molinaro-Thompson, Director
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202-520-7236

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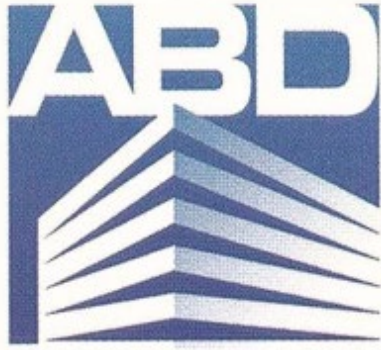
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Mobile: 814.244.6071

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From: [Michael Alberts](#)
To: [Molinaro-Thompson, Jacqueline](#)
Cc: [Asad, Lee](#); althea.r.prescott@hud.gov; [Michalka, Paul M](#)
Subject: RE: JHA Prospect - question re: inspection report
Date: Tuesday, March 21, 2023 10:35:00 AM
Attachments: [Johnstown Housing Prospect Supp Rpt.pdf](#)
[JHA Prospect Ceiling Issues.pdf](#)

Jacqueline & Team,

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

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

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

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

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

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

--Mike

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

From: Molinaro-Thompson, Jacqueline <j.molinarithompson@hud.gov>
Sent: Friday, March 17, 2023 7:29 AM
To: Michael Alberts <malberts@jhaonline.org>
Subject: Re: JHA Prospect - question re: inspection report

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

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

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

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

Mike -

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

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

Thank you,

Jacqueline
202-520-7236

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

Hi Jacqueline & Team,

I made some notes below in red.

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

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

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

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

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

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

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

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

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

PROPERTY

- Prospect is rowhouses, three to six units per building, 101 units are occupied and there is a total of 219 people who live there - it's a mix of all ages, family types, elderly, people w/disabilities
- Prospect is located on a hill; Oakhurst Homes was built around the same time, 1943, and is on a hill and the same style; Mike is getting a similar structural engineering study of Oakhurst too
- Feb 6, Mike made a request to his A/E for a 'top to bottom/footer to roof' inspection; A/E subcontracted w/structural engineering firm; first inspection was week of Feb 13th; engineer had delays because wife was ill now he has Covid; second inspection was done 3/7
The inspection has not resumed yet. They are to return this week on 3/14 or 3/16.
- PMM advised Mike to give them an urgent timeline to complete inspection and final report; if they can't meet this, Mike should do an emergency procurement to complete this; perhaps get geotechnical engineer to look under the site

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

RESIDENT RELOCATION

- Mike and June concluded best and safest thing to do is to relocate all residents; the structural engineer's preliminary report says the '**roof will collapse at some point**' - Mike says nobody can predict when this could be, in a year, or a week
- Mike and his team are very worried in case plaster falls on a resident in their apt (it happened once already, and cut a woman's leg), or falls on a child while they're sleeping and hurts them terribly; JHA staff is losing sleep with worry
- JHA delivered a letter to each resident on Friday with a 30-day notice because they believe this is an emergency
- JHA is meeting 1:1 with each family Monday and Tuesday (scheduled)
- Mike tried to find hotels or other 'emergency' housing resources and can't locate anything suitable; Red Cross is a part time operation and only open several hours a week so they don't have capacity to assist
- Paul suggested to contact the Army Reserve base at the local airport to see if they have available, suitable housing
- Many residents already expressed they don't want to move; everyone has to move and if they refuse to accept the alternative housing options provided by JHA, JHA will have to move to evict them from the property
- JHA has 62 current vacancies across their properties, 21 of which are move-in ready; JHA is suspending all new admissions so that these 62 units can be occupied by Prospect residents
- Some residents want HCVs though Mike is concerned they will have trouble finding housing
- Mike got commitments from several local multifamily owners, including HUD MFH owners, to hold units for his residents - it's only a couple or a few units at each site, however, every unit will help
- Some tenants said they can live with family, if they can even do that temporarily it buys JHA more time to find them a unit
- They will keep working individually with families to relocate them; JHA will of course pay for all expenses associated with the move, utilities, moving costs, security deposits, etc.
- Social service agencies are poised to assist JHA and the residents w/relocating
- Mike spoke with ACHA and Fayette to hear how they've handled relocation over the years

and it really helped him to understand the process; got their policies as well; June researched all the applicable HUD regs regarding suitable housing, relocation, etc.

- Residents could move to neighboring housing authorities and JHA can accommodate that if they're willing to move - Westmoreland, Somerset, Altoona
- Utilities will remain on at Prospect after the relocation
- Most JHA properties are all in the same school district, Greater Johnstown Area School District, school said they can bus the kids from their new apt. to their school
- Mike said JHA is in a good financial position and can afford this; when the report is finalized and the JHA has a plan for mitigating the issues, PMM will look into the CFP emergency grant program and JHA can apply for these funds
- A protest is planned for next week because some local folks who are long time JHA critics said the JHA 'knew about' the issues' for years and ignored it'

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

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

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

From: Molinaro-Thompson, Jacqueline

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

To: Mike Alberts <malberts@jhaonline.org>

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

Subject: Johnstown Emergency Relocation AMP 1 Prospect

Mike -

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

1. Other housing authorities relocate PH tenants when they are doing major modernization and redevelopment, and you could contact one of your peers to ask for their relocation plan and tweak it for your own use. Fayette would be a good resource for this: Andrew Walters

is the new ED, awalter1@faycha.org . I just recommended in another email that you contact ACHA regarding redevelopment, and they are a good resource for relocation plans and practices - contact Frank Aggazio and ask him to refer you to his staff, franka@achsng.com .

Pittsburgh HA also has a robust relocation policy and they are constantly moving tenants around - if you want to talk with someone let me know and I'll get in touch with them for you.

2. Vouchers are a good option; however, tenants presumably will have difficulty finding units. Fayette in the past has procured an organization to assist tenants to find other housing options and to assist them with their relocation needs. You may want to look into that option so that your staff is not doing everything associated with the relocation. Relocating this many residents is more than a full-time job for staff.
3. Are there any HUD Multifamily Section 8 properties in the area? If so, you could contact the owner(s) about vacancies and I could try on my end to see if anyone from HUD MFH can provide information that would be helpful for you.
4. A neighboring housing authority is also another good option for temporarily relocating tenants, however, I'm sure many or most of the residents would not want to move to another area, or could not do it if they have school aged children. Maybe a few could transfer to another housing authority though, so this is a viable option.
5. The JHA has to pay for all of the costs associated with the relocation - any security deposits, moving company costs, cost of setting up any utilities in the new place, etc. Maybe this is how the City can assist you - with some of these costs. The residents can't be burdened with any of the moving costs. There also may be other local housing resources that you or the City is aware of, that I wouldn't know about.

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

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

Sincerely,

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

From: Michael Alberts <malberts@jhaonline.org>

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

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

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

Jacqueline & team,

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

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

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

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

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

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

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

--Mike

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

From: Wende Shurin <wshurin@jhaonline.org>

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

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

Cc: Brian King <bking@jhaonline.org>

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

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

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

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

To: Wende Shurin <wshurin@jhaonline.org>

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

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

March 17, 2023 Supplement
March 1, 2023 Initial

DASE # 2560-15

RE: Prospect Building Inspection, Supplemental

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

The scope of our contract is to determine any observable structural issues including the foundations and framing. There are known issues with sloping floors, settlement, and ceiling finishes falling. A representative number of units and crawl space areas were observed. The issues observed were typical with all the areas observed.

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

General Observations

The subject properties are multi-family, one and two-story residences with a below grade crawl space. There are 18 units with 4 to 8 residences per unit totaling 110 residences. One of the residences is the housing office. The walls, floor and roof are conventional wood framing. The original roof appears to have been flat and at some point, wood trusses were installed to create a gable roof. Second floor framing bears on the exterior walls and an interior bearing wall. The floor framing over the crawl space consists of 2x8 joists spaced at 12" on center and span from the exterior foundation walls to a wood beam at the center of the building. The wood beam is constructed of 6 plies of 2x10 and is supported on masonry piers spaced about 7 feet on center. The masonry piers are 16" x 16" of varying heights. In the laundry room, previously a boiler room, the top 4 to 6 inches of the floor joists have been removed and a concrete slab has been poured on top. This concrete pad is most likely to support a boiler. The foundation walls are concrete masonry blocks. The exterior is clad in brick and vinyl siding.

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

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

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

The initial report, dated March 1, 2023, addressed item 5, Drywall and plaster ceiling falling from the second floor and roof framing. This supplementary report is focused on items 1-4.

Floor Framing

The existing floors are typically sloping towards the outside of the building. The center of the floor is high, over the supporting wood beam. It appears that the exterior foundations have settled causing the floors to slope. The foundations under the center wood beam did not settle which creates the high spot. Another issue that may be contributing to the floor slope is the deterioration of the sill plates and joist ends on the foundation walls. In some of the observed areas, the sill plate and some of the joist ends are deteriorated and compressed under the load of the exterior walls. The deterioration is most likely caused by moisture. The sill plates are not pressure treated. Deterioration may contribute about $\frac{1}{4}$ " of displacement in areas that it occurs.

A potential stability issue could be caused by the deteriorated sill plates if they occur at foundation anchors. Foundation anchors are typically $\frac{1}{2}$ " threaded bolts grouted into the top of the foundation wall and protruding out of the top of wall several inches. The wood sill plate is then drilled to be placed over these projecting bolts and a washer and nut are installed to positively attach the sill plate and other framing to the foundation walls. This connection provides lateral stability resisting loads due to wind and seismic forces. If the wood sill plate is deteriorated, that lateral restraint will not occur.

Another issue observed in the floor framing was lack of joist bearing on the foundation sill plate. In some areas, the sill plate cantilevers out over the masonry foundation wall which limits the bearing area for the floor joists. Many of these cantilevered areas have had mortar troweled under them in an attempt to provide more bearing. In other areas, a ledger board has been fastened to the face of the masonry wall to provide additional bearing. Many of the ledgers are not properly fastened to the masonry wall and can be pulled off by hand or are deteriorated.

Interior walls

The interior walls, especially around the stairs, have horizontal cracking in the wall finish. The crack is typically wider toward the exterior wall which coincides with the potential settlement of the foundations. The cracks appeared to be historic and there was sign of recent movement. Other cracks can be observed at the intersection of the walls to ceilings and bulk heads to ceilings. These cracks could be attributed to some settlement or to moisture and temperature changes. At the time of our inspection, the wall cracks that were observed, did not appear to be a structural concern. No pieces of drywall or finishes appeared to be falling as in the case of the ceilings mentioned in the initial report.

Exterior walls

Cracks and lateral displacement can be seen in various areas in the exterior bricks on the units. The largest cracks and displacement are historic and have since been repaired. Some of the lateral displacement is about 1". These cracks have been repaired with mortar and painted over and some have re-cracked in the same location. Initial foundation settlement is most likely the cause of this lateral displacement and cracking. After completion of the initial construction, soils may not have been thoroughly compacted. The footings may have settled causing the movement and compressing the soils into a more stable condition stopping the major movement. More recent cracking can be observed in many areas of the exterior brick and block foundation walls indicating active soils. This cracking is most likely due to subtle movement in the soils due to water infiltration or thermal activity. Most of the rainwater conductors discharge water at grade and the water is flowing back towards the building foundations. The earth grades around the buildings generally slope towards the foundations allowing water to potentially undermine the foundations causing cracking in the interior and exterior walls.

Many of the larger cracks observed on the exterior walls, telegraphed through to the interior of the foundation walls. No repairs to the masonry was observed from the crawl space area. The cracking through the foundation walls further supports the theory of foundation settlement. The larger cracks in the foundation walls appears historic.

As viewed from the crawl space, several areas of the wall footing have been undermined and are no longer have bearing on the soils.

Laundry Room Floor

In the laundry room areas of the units observed, the floors exhibit several issues. They are either severely deflected, floor joists broken or deteriorated, or the floor sheathing is deteriorated. These issues are due to moisture and the load of the concrete slabs. Several inches of the top of the floor joists have been removed to allow a concrete slab to be poured. The load of the concrete slab combined with the reduced depth of floor joists and moisture exposure has caused the wood flooring and framing in some of the units to be overstressed or deteriorated.

Conclusion and Recommendations

After a review of the property and based on our visual inspection and exploration of the interior and exterior walls and crawl space areas, retrofit action is necessary.

Floor Framing

The floor framing has areas of deterioration and insufficient bearing of floor joists. Although the floors are out of level, the framing currently feels stable. However, repairs of the deteriorated areas must be completed before deterioration transitions to failure.

- Remove deteriorated wood foundation sill plates and replace with treated lumber.
- Install retrofit foundation sill plate anchors through the new wood sill plates into the masonry foundation wall, where necessary.
- Where wood floor joists are deteriorated, replace or sister new floor joists to existing and fasten to wood foundation sill plates.
- Install proper ledger boards where joist bearing is insufficient or provide new floor joists of the proper length.

It should be noted that the repairs above do not address leveling the floors. If it is desired to level the floors, several issues should be considered. When jacking floors to level, extensive cracking of wall finishes, cracking of window, doors and windows becoming inoperable or difficult to function are all possible. Another option to level floors is to apply a self-leveling floor compound. Issues to consider with floor leveling compound are elevation changes at doors and additional loading to the floor joists.

A previous repair can be seen in some areas of the floor framing. The repair consisted of installing 4x4 treated posts on the foundation wall to support a treated 4x4 ledger. This appears to be an attempt to stabilize the floor framing.

Interior walls

The cracking at the interior walls appears to be cosmetic.

- Repair using joint compound and paint.
- Monitor cracks for further movement.

Exterior walls

Cracking in the brick and masonry foundations is not currently a structural issue. The cracking should be repaired, and earth grades and down spouts adjusted to direct water away from the building's foundations.

- Clean and repoint open cracks. Paint as desired.
- Grade earth around building to maintain drainage away from building.

- Discharge rainwater conductors and down spouts away from building foundations.
- Provide concrete fill below foundations that are undermined.
- Monitor cracks for further movement.
- Conduct a geotechnical investigation on the soils near the building footings.

Laundry Room Floor

Most of the laundry rooms observed showed the same issue with deterioration and excessive deflection of the joists and floor sheathing. This is most likely due to the wood floor joists being modified, load from the concrete slab and exposure to moisture. These floor areas are a structural concern.

- Remove existing floor framing, concrete slab and floor sheathing.
- Install properly designed floor framing and sheathing.

Both structural and non-structural issues have been observed and noted in this report. The deteriorated floor framing will continue to worsen over time if corrective measures are not taken. The exterior walls and foundation walls should be monitored at appropriate intervals to determine any future movement.

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

Respectfully,



Randal S. Diviney PE
President





Typical floor joists bearing on center wood beam.



Typical floor joists bearing on exterior masonry wall.



Deterioration of sill and joist.



Deterioration of sill and joist.



Failing ledger board.



Cantilevered wood sill plate with mortar.



Cantilevered wood sill plate with mortar.



Typical crack in stair well.



Typical historic rack and lateral displacement.



Typical historic rack and lateral displacement.



Recent crack above air vent.



Recent wider crack..



Earth grades flowing back towards foundation wall.



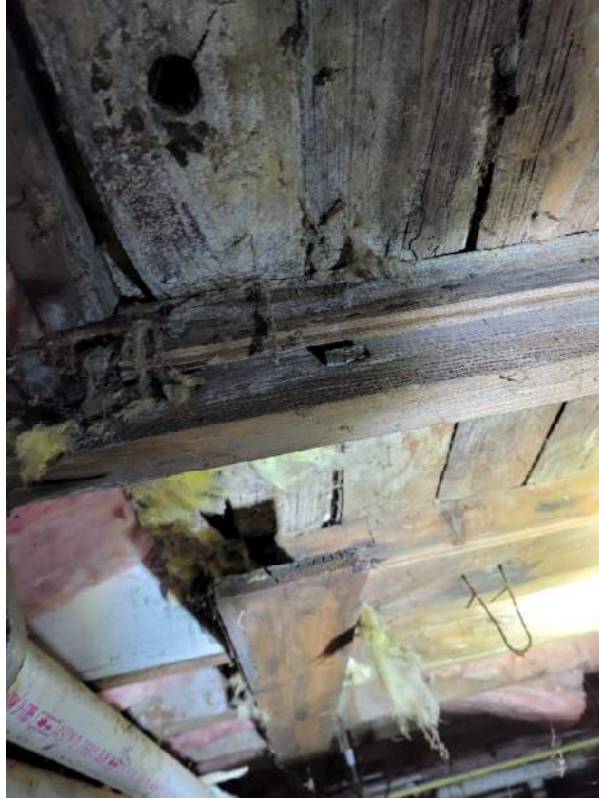
Typical crack in masonry foundation wall.



Undermined wall footing.



Typical previous repair.



Laundry room floor deterioration.



Laundry room floor deterioration and concrete slab.



Laundry room floor deterioration.



Laundry room floor finish removed showing deterioration and top of concrete slab.

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

March 1, 2023

DASE # 2560-15

RE: Prospect Building Inspection

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

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

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

General Observations

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

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

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

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

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

Ceiling Observations

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

Conclusion and Recommendations

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

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

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

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

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

Respectfully,

Randal S. Diviney PE
President





Typical ceiling crack in living room.



Typical ceiling crack in kitchen.



Typical ceiling crack in bedroom.



Typical ceiling crack in bedroom.



Joists showing nail pull over and nail withdrawal.



Joists showing nail pull over and nail withdrawal.

From: [Michael Alberts](#)
To: [Molinaro-Thompson, Jacqueline](#)
Cc: [Michalka, Paul M](#); [Asad, Lee](#); [Prescott, Althea R](#)
Subject: Re: JHA Prospect - question re: inspection report
Date: Thursday, March 16, 2023 7:35:02 PM

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

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

Mike -

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

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

Thank you,

Jacqueline
202-520-7236

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

Hi Jacqueline & Team,

I made some notes below in red.

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

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

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

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

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

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

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

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This was reported by one of our employees, who said a retired employee always told him

this. We have not been able to confirm yet.

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

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Subject: Johnstown Emergency Relocation AMP 1 Prospect

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want to talk with someone let me know and I'll get in touch with them for you.

2. Vouchers are a good option; however, tenants presumably will have difficulty finding units. Fayette in the past has procured an organization to assist tenants to find other housing options and to assist them with their relocation needs. You may want to look into that option so that your staff is not doing everything associated with the relocation. Relocating this many residents is more than a full-time job for staff.
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This is a huge undertaking and I am so very sorry the building is such that you've now got an emergency situation on your hands. This will need to be the number one priority for the JHA. Your participation in the affordable housing task force may need to take a back seat until you can get the residents safely relocated and the building structurally sound again.

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Pittsburgh-Buffalo Office of Public Housing
202-520-7236

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Johnstown Housing Authority
Direct: 814.532.5533
Mobile: 814.244.6071

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

Cc: Brian King <bking@jhaonline.org>

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

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From: [Michael Alberts](#)
To: [Molinaro-Thompson, Jacqueline](#); [Michalka, Paul M](#); [Asad, Lee](#); [Prescott, Althea R](#)
Cc: [Warrick, Tiffanie N](#); [McMahon, Donald K](#); [Miller, Paul K](#); [Gallagher, Leah K](#)
Subject: RE: NOTES 3/10/23 meeting with Mike Alberts Johnstown's Prospect Homes structural issues & relocation
Date: Monday, March 13, 2023 4:03:00 PM

Hi Jacqueline & Team,

I made some notes below in red.

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

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

From: Molinaro-Thompson, Jacqueline <j.molinarithompson@hud.gov>
Sent: Monday, March 13, 2023 8:46 AM
To: Michalka, Paul M <paul.m.michalka@hud.gov>; Asad, Lee <lee.asad@hud.gov>; Prescott, Althea R <althea.r.prescott@hud.gov>; Michael Alberts <malberts@jhaonline.org>
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Mobile: 814.244.6071

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Cc: Brian King <bking@jhaonline.org>

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

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From: [Michael Alberts](#)
To: [Molinaro-Thompson, Jacqueline](#)
Subject: RE: ROOF - Accepted: JHA Prospect Discussion
Date: Friday, March 10, 2023 11:49:00 AM

Correct, roof did NOT collapse. PART of a ceiling came down, that was it.

From: Molinaro-Thompson, Jacqueline <j.molinarothompson@hud.gov>
Sent: Friday, March 10, 2023 11:44 AM
To: Michael Alberts <malberts@jhaonline.org>
Subject: ROOF - Accepted: JHA Prospect Discussion

Roof DID NOT collapse, correct? City's consultant apparently told HUD that it collapsed!

-----Original Appointment-----

From: Michael Alberts <malberts@jhaonline.org>
Sent: Friday, March 10, 2023 11:00 AM
To: Molinaro-Thompson, Jacqueline
Subject: <External Message> Accepted: JHA Prospect Discussion
When: Friday, March 10, 2023 1:30 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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

From: [Michael Alberts](#)
To: [Michalka, Paul M](#); [Molinaro-Thompson, Jacqueline](#); althea.r.prescott@hud.gov; [Asad, Lee](#)
Subject: Johnstown Emergency Relocation AMP 1 Prospect
Date: Friday, March 3, 2023 1:22:00 PM
Attachments: [For Review Johnstown Housing Prospect.pdf](#)

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

March 1, 2023

For Review

PROJECT # 236015

03/03/2023 9:21:13 AM

RE: Prospect Building Inspection

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

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

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

General Observations

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

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

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

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

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

Ceiling Observations

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

For Review

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Conclusion and Recommendations

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

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

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

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

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

Respectfully,

Randal S. Diviney PE
President



From: [Michael Alberts](#)
To: [Michalka, Paul M](#)
Subject: Johnstown AMP 1 Prospect
Date: Friday, February 3, 2023 9:30:00 AM

Hi Paul,

Let me know when you might have a few minutes to discuss some concerns we have with our oldest property, AMP 1 – Prospect.

--Mike

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