

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

McKeesport Housing Authority Agency Plan

PHA Plans

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: McKeesport Housing Authority

PHA Number: Pa005

PHA Fiscal Year Beginning: (04/2002)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Annual PHA Plan
PHA Fiscal Year 2002
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **(Discussed in Plan)**
- FY 2002 Capital Fund Program Annual Statement **(pa005a01.xls)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Statement of progress in meeting Five Year Goals and Objectives **(Discussed in Plan)**
- Membership of Resident Advisory Board **(Discussed in Plan)**
- Resident Membership of the PHA Governing Board **(Listed in Plan)**
- Section 8 Homeownership Capacity Statements **(Discussed in Plan)**
- Implementation of Public Housing Resident Community Service Requirements **(Discussed in Plan)**
- Description of Pet Policy **(Discussed in Plan)**

Optional Attachments:

- PHA Management Organizational Chart **(Discussed in Plan)**
- FY 2000 Capital Fund Program 5 Year Action Plan **(pa005b01.xls)**
- Public Housing Drug Elimination Program (PHDEP) Plan **(pa005c01.doc)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - P & E Report CGP 1999 **(pa005d01.xls)**
 - P & E Report CFP 2000 **(pa005e01.xls)**
 - P & E Report CFP 2001 **(pa005f01.xls)**
 - P & E Report RHF 1999 **(pa005g01.xls)**
 - P & E Report RHF 1999 **(pa005h01.xls)**
 - P & E Report RHF 2000 **(pa005i01.xls)**
 - P & E Report RHF 2001 **(pa005j01.xls)**
 - P & E Report CGP Replacement Reserve **(pa005k01.xls)**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	response to any findings	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1080	5	5	4	N/A	4	N/A
Income >30% but <=50% of AMI	436	5	5	4	N/A	4	N/A
Income >50% but <80% of AMI	196	3	5	4	N/A	4	N/A
Elderly	490	4	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black	1281	N/A	N/A	N/A	N/A	N/A	N/A
White	445	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	9	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2000-2004**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

Survey of housing and social service providers

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List As of October 1, 2001			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	66		213
Extremely low income <=30% AMI	52	78%	
Very low income (>30% but <=50% AMI)	14	22	
Low income (>50% but <80% AMI)	0	0	
Families with children	30	45	
Elderly families	1	1	
Families with Disabilities	27	41	
White	19	28	
Black	44	66	
Hispanic	0	0	
Other	3	6	
Characteristics by Bedroom Size (Public Housing Only)			
EFF	0	0	30
1BR	36	55%	49

Housing Needs of Families on the Waiting List			
As of October 1, 2001			
2 BR	18	27	88
3 BR	12	18	18
4 BR	0		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
As of October 1, 2001			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	575		112
Extremely low income <=30% AMI	447	77%	
Very low income (>30% but <=50% AMI)	128	23	
Low income (>50% but <80% AMI)	0	0	
Families with children	369	64	
Elderly families	21	6	
Families with Disabilities	27	18	
White	185	35	
Black	372	64	
Hispanic	7	.05	
Other	11	.05	

Housing Needs of Families on the Waiting List As of October 1, 2001
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)? 3 months
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Use replacement housing factor funds to deconcentrate housing communities.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Employ admissions preferences aimed at families who are working

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
 Community priorities regarding housing assistance
 Results of consultation with local or state government
 Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$3,014,532	
b) Public Housing Capital Fund	2,735,673	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,277,834	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	263,410	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Comp Grant (Capital Fund)	3,361,591	Capital Imp/New units
CGP RHF Funds	932,665	Market St Townhouses
3. Public Housing Dwelling Rental Income		
	1,878,620	PH Operations
Excess Utilities	68,630	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Cap. Fund Ops/commissions	323,460	PH Operations
4. Other income (list below)		
Interest Income - Operations	156,000	PH Operations
Interest Income – Capital Fund	175,000	Market St./St. Marys
4. Non-federal sources (list below)		
Section 202 Management Fee	30,000	Mgt. Operations
Total resources	18,157,415	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

When Information is made available to MHA

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

Credit Reports

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

- b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

N/A

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
 If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One

- Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) **Rent delinquency Policy**

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

N/A

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

N/A

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity

Other (describe below)

**Previous Landlord complaints, housekeeping, lienable delinquent utilities
Landlord request only for criminal/drug activity**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Illness, difficulty finding unit and unforeseen circumstances.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes (Witness Protection Plan)
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences

- 2** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1** Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1** Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

1. **The family has lost eligibility for, or is awaiting an eligibility determination for, a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled for public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;**
2. **The family would be evicted as a result of the imposition of the minimum rent requirement;**
3. **The income of the family has decreased because of changed circumstance, including loss of employment;**
4. **A death in the family has occurred; or**
5. **Other valid reason approved by the MHA on a case-by-case basis.**

Families will be eligible for the hardship exemption only if the hardship is reported in writing to the MHA. The MHA will exempt the family beginning the month following the month in which the exemption was requested. Verification will be conducted and the MHA will determine eligibility based upon the above-listed factors and HUD regulations.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

The MHA has adopted Flat Rents for all units of public housing. Flat rents set at the current FMR.

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

Not Applicable

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) **Not Applicable**

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$100.00 a month**
- Other (list below)

Change in Family composition

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **Not Applicable**

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) **Not Applicable**

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other (list below)

d. How often are payment standards reevaluated for adequacy? (Select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0

- \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. **The family has lost eligibility for, or is awaiting an eligibility determination for, a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled for public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;**
2. **The family would be evicted as a result of the imposition of the minimum rent requirement;**
3. **The income of the family has decreased because of changed circumstance, including loss of employment;**
4. **A death in the family has occurred; or**
5. **Other valid reason approved by the MHA on a case-by-case basis.**

Families will be eligible for the hardship exemption only if the hardship is reported in writing to the MHA. The MHA will exempt the family beginning the month following the month in which the exemption was requested. Verification will be conducted and the MHA will determine eligibility based upon the above-listed factors and HUD regulations.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The PHA management structure consists of thirty staff members. The PHA is under the direction of the Executive Director and the Deputy Executive Director who both report to the Board of Commissioners. The PHA is then tiered into five departments that consist of the following:

Public Housing – Management Director oversees all functions with each community assigned with a manager and support staff

Section 8- The director is responsible for the Section 8 Department, 202 PRAC, and:

-Security– Responsible for the Public Housing Drug Elimination Program and overall Authority security

-Maintenance- Responsible for all PHA maintenance and modernization throughout the PHA

-Fiscal – Controller is responsible for all PHA financial matters with the assistance of an accounting department.

The PHA has eight certified PHA managers on staff. All departments have assistants/support staff in order to fulfill their responsibilities.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1053	200
Section 8 Vouchers	532	112
Section 8 Certificates		
Section 8 Mod Rehab	3	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	1053	
Section 8 Substantial Rehab	7	2
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Domestic House Keeping policy	Resident Council policy
Drug elimination policy	Maintenance policy
Homeownership policy	Grievance policy
Safety policy	Procurement policy
Admissions and Continued Occupancy policy	

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
Mod Rehab Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **(pa005a01)**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **(pa005b01.xls)**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

N/A

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

**Harrison Village
Crawford Village**

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

St. Marys development site, 11th ward school and scattered site development.

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Development includes the St. Marys site, Market Street and 13th Street.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of

1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Harrison Village
1b. Development (project) number:	PA 5-5
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>01/15/02</u>
5. Number of units affected:	50
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Buildings 8, 12-15 <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/31/02 b. Projected end date of activity: 12/31/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is

eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Not Applicable

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	McKeesport Towers
1b. Development (project) number:	PA 05-7
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission:	(23/10/00)
5. If approved, will this designation constitute a (select one)	N/A
	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	200
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs

completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	McKeesport Towers
1b. Development (project) number:	PA 05-7
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) MHA is currently considering the conversion of certain difficult to rent units into one bedroom units.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<p style="text-align: center;">N/A</p> <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **(8)**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **(1)**
- c. How many Assessments were conducted for the PHA's covered developments? **(8)**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

No developments appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- a. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Sites
1b. Development (project) number:	PA 5-8
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	1982
5. Number of units affected:	10
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

MHA has a policy for criteria for participation, including credit worthiness standards, rental history and certain income criteria other than those established by HUD regulations for the Section 8 Program as a whole.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12/05/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program

- Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Maintenance Assistance Program</i>	<i>4 people</i>	<i>Specific</i>	<i>PHAA main office</i>	<i>Public Housing, Section 8 and City residents</i>

(2) Family Self Sufficiency program/s**Not Applicable**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

One strike policy is implemented for applicants who previously were evicted under this policy for a period of ten (10) years.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

E. R. Crawford Village

H. B. Harrison Village

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

E. R. Crawford Village

H. B. Harrison Village

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

E. R. Crawford Village

H. B. Harrison Village

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: **(pa005c01.doc)**)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

N/A

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

The MHA held its Resident Advisory Board Meeting on November 11, 2001 with all members present. They agreed to the PHA plan as submitted with no changes required.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
 List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **City of McKeesport**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Completion of Grandview School, Section 202
Completion of St. Mary's rental Townhouses

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

- (1) From time to time, the Annual Plan and/or the Five Year Plan may require revisions. Board of Commissioner's formal approval of revisions to the Annual Plan and/or Five Year Plan will only be required when the proposed changes constitute a "substantial deviation" or a "significant amendment or modification" to the approved plan.

The McKeesport Housing Authority's definition of "substantial deviation" and "significant amendment or modification" is as follows:

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or

plans of the agency and which require the formal approval of the Board of Commissioners.

- (2) Statement of progress in meeting five year goals and objectives

The MHA has adopted the following goals that have been/will be implemented during the five-year plan period. Goals that have been implemented will continue to be monitored to determine if adjustments are required.

a) Goal: Minimize occupancy losses.

1. Established flat rents.
2. Implemented tagging system for delinquent renters (extra notification to residents who are delinquent).
3. Post and notify delinquent residents of outside funding sources for help in paying delinquent rent.
4. Off-peak Rent Office hours for working families to pay rent.

b) Goal: Implement a comprehensive marketing strategy.

The McKeesport Housing Authority has implemented a comprehensive marketing plan 01/2001. This plan includes advertising in the local newspaper and newsletters with target population. A representative of the Housing Authority visits senior groups, social service organizations, and participate in housing fairs throughout Allegheny County.

The plan includes changing the current ads to reflect positive changes in public housing. Brochures and pamphlets are being developed to be distributed during presentations that will reflect changes/improvements in its communities.

The Housing Authority will continue its participation with the Mon Valley Provider's Council that has a specialized committee to address housing needs in the area.

The Housing Authority will also hold open houses at its developments that prospective tenants may visit and inquire about the units and programs available.

The Housing Authority has presented marketing ideas to its current residents to generate referrals. A survey of the current tenants provided several avenues in which to generate referrals.

The target audience for the quarterly newspaper has been expanded in efforts of attracting prospective tenants.

c) Goal: Improve the quality and appearance of the public housing stock.

- 1) Extensive modernization to all communities is in progress.
- 2) Additional manpower utilized on cleaning of outside grounds.

- 3) Welcome signs and beautification of common areas have been added.

d) Goal: Provide quality management and maintenance services in order to further PHA's objectives.

- 1) Management inspections yearly to resolve maintenance and housekeeping issues.
- 2) Monthly community Forums staffed by Management, Maintenance, and other departments to hear out resident complaints and issues and resolve resident problems before they go too far.
- 3) Installed video cameras at all locations to deter crime and give residents a more secure feeling.

e) Goal: Perform an assessment of resident needs.

- 1) Hold monthly Community Forums at all locations staffed by Resident Initiatives Coordinator, Management, and Maintenance to discuss resident needs and wants. Open forum for residents to speak directly with staff.
- 2) The Authority currently conducts needs assessments for its residents for the Public Housing Drug elimination Program on a yearly basis.
- 3) The Housing Authority also conducts needs assessments in the areas of family needs, educational, recreational and social concerns. As a result of a survey conducted this year, McKeesport Housing Authority will implement on-site medical services to meet the needs of its residents. The results of the surveys will be a priority in the development of programs at each of the sites.

(f) Goal: Implement energy conservation measures.

Modernization improvements include the installation of energy efficient HVAC and water heating components in affected public housing units.

- (3) Resident membership of the PHA Governing Board

The Resident Member of MHA's Board of Directors is Ms. Yvonne Bray. Ms. Bray was appointed by MHA's Board of Directors. She was appointed to a five-year term in 2000. Her term expires in 2004.

- (a) Membership of Resident Advisory Board

Lorraine Baker
501 Pirl Street, Apt. 64-L
McKeesport, PA 15132

Patty Bandi
3104 Cliff Street
McKeesport, PA 15132

Phone: 678-2205

Ben Gatchie
McKeesport Towers
601 Sixth St., Apt. 1108
McKeesport, PA 15132
Phone: 672-2046

Phone: 678-1936

Mary James
Isbir Manor
Apartment 17-8A
McKeesport, PA 15132
Phone: 672-2563

William Stephens
E.R. Crawford Village
Apartment 11A
McKeesport, PA 15132
Phone: 678-1940

(4) Section 8 Homeownership Capacity Statement

McKeesport Housing Authority will establish a minimum homeowner down payment requirement of at least 3 percent of the purchase price. Of this amount, at least 1 percent of the purchase price must come from the buyer's personal resources.

In accordance with PIH Notice 2000-43, MHA's capacity is established through its compliance with this regulatory measure which can be found at 24 CFR 982.625(d)(1).

(5) Implementation of Public Housing Resident Community Service Requirements

The McKeesport Housing Authority has taken the following steps to prepare for the implementation of the Community Service Requirement.

The Community Service Requirement has been introduced to residents at several resident/management meetings.

Our lease has been updated to include the Community Service Requirement. Residents will sign this revised lease in accordance with the current re-examination schedule for re-examination with January 1, 2001 and after effective dates.

A letter has been prepared and will be mailed to all residents 30 days prior to the beginning of our re-examination process notifying them of the community Service Requirement, of the exemptions to the requirement and the status of each resident. A description of the Service Requirement will also be part of our revised Admission and Occupancy Policy.

The McKeesport Housing Authority has entered into a cooperation agreement with our local welfare agency to reinforce the working relationship currently in place and to assist in verifying resident status.

The McKeesport Housing Authority will administer the Community Service Requirement. We have discussed a process for verification of Community Service activities; as part of our regular re-examination of income and family composition.

We will consider volunteer service with local hospitals, libraries, schools, social service agencies, or any other service, as long as the service is in line with the definition of Community Service . . . is of public benefit, serves to improve the quality of life and enhance resident self-sufficiency or increase resident self-responsibility in the community.

In an agreement for cure is needed, the McKeesport Housing Authority will work closely with individuals to help them fulfill their obligation over the next 12 month lease term. We will assist by working with a social service agency to provide a site, we will monitor the requirement quarterly and continue to develop relationships with agencies that will provide a site for residents performance of community service.

The purpose of this narrative is to identify the administrative measures being undertaken by the McKeesport Housing Authority in implementing the new resident community service requirements imposed by the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Under QHWRA, certain public housing residents are required to perform eight (8) hours of community service per month as a condition of their lease with MHA. Certain public housing residents, such as employed households, elderly households, persons with disabilities, etc., are exempt from the public service requirements of QHWRA.

MHA has developed a written description of its public service requirements. This written description was mailed to all public housing residents on November 6, 2000. The written description defines the circumstances under which adult members of the leaseholder's household may be exempted from the community service requirements of QHWRA. Beginning in November 2000, all expiring leases have been renewed with a revised lease format that includes the new public service requirements.

On December 5, 2000, MHA entered into a cooperation agreement with the local TANF (welfare) agency. This cooperation agreement enables the TANF agency to assist MHA in determining the status of adult public housing residents and whether or not they may be exempt from the public service requirements of QHWRA.

MHA will monitor for compliance the new community service requirements of QHWRA. MHA has identified the types of qualifying community service activities that can be undertaken by public housing residents as follows:

1. Any/all requirements through non-profit organization.
2. Any/all duties/responsibilities through any civic, religious, community organization.
3. Participation with Housing Authority food banks.
4. Volunteer with YMCA Outreach Program.
5. Other activities approved by the Director.

MHA has identified certain partner agencies in the McKeesport Area that have agreed to work with the Authority in placing public housing residents into community service positions as follows:

Agency	Public Service Activities Sponsored
Greater Pittsburgh Community Food Bank	Participation at any food bank.
YMCA Outreach Program	Participation in Youth Outreach activities
United Way	Placement with Good Neighbor's Program
Civic/Religious Activities in McKeesport	As identified/approved by HA

MHA has developed a policy to manage resident's non-compliance with community service requirements. The elements of the non-compliance policy are as follows:

Compliance Issue
• Failure to complete the monthly requirements of 8 hours monthly.
• Failure to provide HA with exemption documentation of disability, family self sufficiency participation, or employment
• Failure to respond to HA registration requirements, i.e., 1) Initial letter; 2) Orientation; 3) Updates; 4) Lease Renewal
• Failure to complete hours in "approved" location identified by the HA
• Failure to provide HA with appropriate documentation of completion from authorized community service agency representative.

(6) Description of Pet Policy

MHA's pet policy defines the types of pets that public housing residents are permitted to keep. Certain restrictions are placed on the number, types and sizes of animals that are permitted. Residents are required to pre-register their pets with the Authority. Pet registrations must be updated annually. Pet owners must identify three local persons who agree to take responsibility for the pet in the event that the resident moves, becomes ill or dies. All pet owners are required to pay a special security deposit to the Authority. The policy defines how MHA will deal with violations of the pet policy, as well as circumstances involving the death of pets and the performance of maintenance work in dwelling units housing a pet.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550101
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)
 Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	25,000.00	-	-
9	1450 Site Improvement	20,000.00	20,000.00	-
10	1460 Dwelling Structures	354,127.00	354,127.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	25,000.00	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 399,127.00	\$ 399,127.00	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550102 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)
 Performance and Evaluation Report for Period Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	273,567.00	-	-
3	1408 Management Improvements	465,606.00	-	-
4	1410 Administration	273,567.00	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	130,000.00	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	108,933.00	-	-
10	1460 Dwelling Structures	1,444,000.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	30,000.00	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	10,000.00	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,735,673.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	135,000.00	-	-
24	Amount of line 21 Related to Security - Soft Costs	215,204.00	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:		
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550102			2002		
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA 5-1 Crawford Village	Complete rehab of rowhouses (Divisions 2-16) Relocation Costs	1460.00	10	550,000.00			
PA 5-6	Boiler Replacement SVM/Isbir	1460.00	2	190,000.00			
PA 5-7 McKeesport Towers	Renovation of hard to rent efficiencies (Divisions 2-16)	1460.00	40	151,000.00			
PA 5-4 Crawford Village	Roof replacement and renovations (Divisions 2-16)	1460.00	13	286,000.00			
PHA Wide	Landscaping/Site Improvements	1450.00	5	108,933.00			
PHA Wide	Entrance system standardization	1460.00	5	88,000.00			
PA 5-5 Harrison Village	Rehab of kitchens and renovations (Divisions 2-16)	1460.00	5	22,000.00			
PHA Wide	504 Compliance	1460.00	3	135,000.00			
PA 5-8	Renovations (Divisions 2-16)	1460.00	1	22,000.00			
PHA Wide	A & E Fees	1430.00		130,000.00			

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Management Improvements						
1.	Community policing program, Tenant Outreach programs, Security systems, and cameras.	1408.00		263,704.00			
2.	Employee training and MAP program.	1408.00		129,263.00			
3.	Resident Initiaves Coordinator	1408.00		52,639.00			
4.	Site Preservation and Computer Eqt	1475.00		30,000.00			
5.	Consulting Services	1408.00		20,000.00			
	Operations						
PHA Wide	Operating Costs	1406.00		273,567.00			
	Administration						
1.	Executive Director	1410.00	1	42,800.00			
2.	Deputy Executive Director	1410.00	1	36,000.00			
3.	Clerical/Administ. Support	1410.00	2	26,770.00			
4.	Modernization Inspectors	1410.00	3	57,705.00			
5.	Accountant/Fiscal Asst.	1410.00	2	34,622.00			
6.	Benefits for all positions.	1410.00		75,670.00			

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)
Part III: Implementation Schedule

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550102 Replacement Housing Factor Grant No:				
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
PA 5-1 Rowhouse Rehab	12/31/2003			12/31/2004		
PA 5-6 Boiler replacement	12/31/2003			12/31/2004		
PA 5-7 Hard to rent Efficiencies	12/31/2003			12/31/2004		
PA 5-4 Roof and renovations	12/31/2003			12/31/2004		
PHA Wide landscaping	12/31/2003			12/31/2004		
PHA Wide entrance systems	12/31/2003			12/31/2004		
PA 505 kitchens and renovat.	12/31/2003			12/31/2004		
PHA Wide 504 compliance	12/31/2003			12/31/2004		
PA 5-8 renovations	12/31/2003			12/31/2004		
Relocation Costs	12/31/2003			12/31/2004		
PHA Wide Architect Fees	12/31/2003			12/31/2004		
Operations						
1. Operating Costs	09/30/2002			12/31/2002		
Management						
Improvements						
1. Community security/outreach	09/30/2002			12/31/2003		
2.MAP/STP Training	09/30/2002			12/31/2003		
3.Resident Initiaves Coordinator	09/30/2002			12/31/2003		
4.Grounds equipment	09/30/2002			12/31/2003		
5. Consulting Services	09/30/2002			12/31/2003		
Administration						
1.Executive Director	09/30/2002			12/31/2003		
2.Dep. Executive Director	09/30/2002			12/31/2003		
3.Clerical Support	09/30/2002			12/31/2003		
4.Moderniz. Inspectors	09/30/2002			12/31/2003		
5.Accountant/Fiscal Asst.	09/30/2002			12/31/2003		
6. Benefits for all positions	09/30/2002			12/31/2003		

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name McKeesport Housing Authority		2901 Brownlee Avenue McKeesport, PA 15132		<input checked="" type="checkbox"/> Original 5-Year F <input type="checkbox"/> Revision No.	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 03/31/2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 03/31/2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 03/31/2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 03/31/2007
	Annual Statement				
PA 5-1 Crawford Village		\$ 1,050,000.00	\$ 1,050,000.00	\$ 1,050,000.00	\$ 1,050,000.00
PA 5-4 Harrison Village		50,000.00	50,000.00	50,000.00	50,000.00
PA 5-5 Harrison Village		50,000.00	50,000.00	50,000.00	50,000.00
PA 5-6 Isbir Manor/Steelview Manor		50,000.00	50,000.00	50,000.00	50,000.00
PA 5-7 McKeesport Towers		125,000.00	125,000.00	125,000.00	125,000.00
PHA Wide		1,410,673.00	1,410,673.00	1,410,673.00	1,410,673.00
CFP Funds Listed for 5-year planning		2,735,673.00	2,735,673.00	2,735,673.00	2,735,673.00
Replacement Housing Factor Funds		399,127.00	399,127.00	199,564.00	199,564.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: <u>2002</u> PHA FY <u>03/31/2003</u>			Activities for Year: <u>3</u> FFY Grant: <u>2003</u> PHA FY <u>03/31/2004</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA 5-1 Crawford Village	Complete rehab - (Divisions 2-16)	\$1,050,000.00	PA 5-1 Crawford Village	Complete rehab - (Divisions 2-16)	\$1,050,000.00
	PA 5-7 McKeesport Towers	Modernization of apartments. (Divisions 2-16)	125,000.00	PA 5-7 McKeesport Towers	Modernization of apartments. (Divisions 2-16)	125,000.00
	PA 5-4 Crawford Village	Roof and apt. renovation (Divisions 2-16)	50,000.00	PA 5-4 Crawford Village	Roof and apt. renovation (Divisions 2-16)	50,000.00
	PHA Wide	Hard to rent - Apartment renovations. (Div. 2-16)	99,539.00	PHA Wide	Hard to rent - Apartment renovations. (Div. 2-16)	99,539.00
		Landscaping/Site Imp.	50,000.00		Landscaping/Site Imp.	50,000.00
		Community Space Eqt.	10,000.00		Community Space Eqt.	10,000.00
		Ranges/Refrigerators	50,000.00		Ranges/Refrigerators	50,000.00
		504 Compliance	75,000.00		504 Compliance	75,000.00
	PA 5-5 Harrison Village	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00	PA 5-5 Harrison Village	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00
	PA 5-6 Steelview/Isbir	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00	PA 5-6 Steelview/Isbir	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00
	PA 5-1, 5-2, and 5-7	Relocation Costs	10,000.00	PA 5-1, 5-2, and 5-7	Relocation Costs	10,000.00
	PHA Wide	A & E Fees	130,000.00	PHA Wide	A & E Fees	130,000.00
		PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach	260,000.00	PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach
	Office Furniture/Eqt.	30,000.00		Office Furniture/Eqt.	30,000.00	
	Consulting Services	20,000.00		Consulting Services	20,000.00	
	MAP/Employee Training	129,000.00		MAP/Employee Training	129,000.00	
	Total CFP Estimated Cost		\$ 2,188,539.00			\$ 2,188,539.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: <u>4</u> FFY Grant: <u>2004</u> PHA FY: <u>03/31/2005</u>			Activities for Year: <u>5</u> FFY Grant: <u>2005</u> PHA FY: <u>03/31/2006</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 5-1 Crawford Village	Complete rehab - (Divisions 2-16)	\$1,050,000.00	PA 5-1 Crawford Village	Complete rehab - (Divisions 2-16)	\$1,050,000.00
PA 5-7 McKeesport Towers	Modernization of apart- ments. (Divisions 2-16)	125,000.00	PA 5-7 McKeesport Towers	Modernization of apart- ments. (Divisions 2-16)	125,000.00
PA 5-4 Crawford Village	Roof and apt. renovation (Divisions 2-16)	50,000.00	PA 5-4 Crawford Village	Roof and apt. renovation (Divisions 2-16)	50,000.00
PHA Wide	Hard to rent - Apartment renovations. (Div. 2-16)	99,539.00	PHA Wide	Hard to rent - Apartment renovations. (Div. 2-16)	99,539.00
	Landscaping/Site Imp.	50,000.00		Landscaping/Site Imp.	50,000.00
	Community Space Eqt.	10,000.00		Community Space Eqt.	10,000.00
	Ranges/Refrigerators	50,000.00		Ranges/Refrigerators	50,000.00
	504 Compliance	75,000.00		504 Compliance	75,000.00
PA 5-5 Harrison Village	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00	PA 5-5 Harrison Village	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00
PA 5-6 Steelview/Isbir	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00	PA 5-6 Steelview/Isbir	Renovations - kitchens, showers,(Divisions 2-16)	50,000.00
PA 5-1, 5-2, and 5-7	Relocation Costs	10,000.00	PA 5-1, 5-2, and 5-7	Relocation Costs	10,000.00
PHA Wide	A & E Fees	130,000.00	PHA Wide	A & E Fees	130,000.00
PHA Wide - Mgt. Improv.	Community policing program above base- line protection, security cameras/systems, and community outreach	260,000.00	PHA Wide - Mgt. Improv.	Community policing program above base- line protection, security cameras/systems, and community outreach	260,000.00
	Office Furniture/Eqt.	30,000.00		Office Furniture/Eqt.	30,000.00
	Consulting Services	20,000.00		Consulting Services	20,000.00
	MAP/Employee Training	129,000.00		MAP/Employee Training	129,000.00
Total CFP Estimated Cost		\$ 2,188,539.00			\$ 2,188,539.00

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 234,017

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R XX

C. FFY in which funding is requested 2002

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

McKeesport Housing Authority's PHDEP plan involves addressing the causes of violence of the drug culture, linking the resources of the McKeesport Housing Authority Resident's & law enforcement, state, county, & local governments, social service agencies, & civil organization. This program will provide increased law enforcement and sustained coverage above baseline.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
PA 5-1-8	1,053	1,977

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** X **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 2000	243,893	PA28DEP0050100	138,405.33		6/2002
FY 2001	261,416	PA28DEP0050101	248,261.00		6/2002
FY 2002	261,416	PA28DEP0050102			9/2003

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	61,416.00
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	200,000
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	261,416

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)		Provide 2 Full-time Officers + patrols, surveillance , & security guards for hi-rises.					
Objectives		Provide a secure environment and deter crime by keeping a police presence in communities.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. 1 Full-Time Officers			6/98	On going	45,000		Maintain one FTE's.
2. Foot/Bike Patrols			6/98	On going		90,000	Maintain 2.8 FTE's
3. Monitoring Supervisor			6/01	On going	30,000		Maintain 1 FTE's

9120 - Security Personnel						Total PHDEP Funding: \$ 0	
Goal(s)		Provide a secure environment for our elderly residents.					
Objectives		Reduce drug traffic in lobbies and robberies by employing guards.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Security guards			6/98	On going		100,000	CGP - Maintain 7 FTE's
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$200,000		
Goal(s)		Link cameras to a central monitoring station.					
Objectives		Reduce the need of security guards and allow real time random monitoring.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Camera 5-1,5-3				6/2002	200,000		CGP Link cameras to monitoring station by 6/31/2002.
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 0		
Goal(s)		Provide recreational programs to youth.					
Objectives		Provide an alternative to drug culture.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. YMCA Outreach	150	500	6/98	On going		\$40,000	CGP - Continued decrease of youth incidents.
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1-3		Activities 1-3	
9120	Activities 1		Activities 1	
9130				
9140				
9150	Activities 1		Activities 1	
9160	Activities 1		Activities 1	
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00570999 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)

Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	619,142.00	619,142.00	619,142.00
4	1410 Administration	309,571.00	309,571.00	309,571.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	250,657.00	352,676.27	352,676.27
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	370,000.00	195,026.79	195,026.79
10	1460 Dwelling Structures	900,000.00	727,087.18	727,087.18
11	1465.1 Dwelling Equipment - Nonexpendable	40,000.00	284,137.66	284,137.66
12	1470 Nondwelling Structures	400,000.00	523,120.64	523,120.64
13	1475 Nondwelling Equipment	-	15,477.46	15,477.46
14	1485 Demolition	-	67,400.00	67,400.00
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	2,075.00	2,075.00
18	1499 Development Activities	100,000.00	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	106,344.00	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 3,095,714.00	\$ 3,095,714.00	\$ 3,095,714.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	210,000.00	200,000.00	200,000.00
24	Amount of line 21 Related to Security - Soft Costs	370,000.00	305,000.00	405,000.00
25	Amount of line 21 Related to Security - Hard Costs	-	100,000.00	100,000.00
26	Amount of line 21 Related to Energy Conversation Measures	-	168,000.00	-

Federal FY of Grant:

1999

ual Cost

Expended
-
619,142.00
309,571.00
-
-
139,627.14
-
96,879.50
300,185.10
241,397.66
521,785.64
15,477.46
-
-
-
1,160.00
-
-
-
\$ 2,245,225.50
-
200,000.00
88,890.02
100,000.00
-

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00570999 Replacement Housing Factor Grant No:				1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 5-2/5 Harrison Village	Recreation complex & ballfield. Screen and entrance door replacement.	1450.00 1460.00	1 90	300,000.00 80,000.00				Includes screen door and front door replacement.
Harrison Village	Headstart Facility - addition to Recreation Center	1470.00	2		427,323.06	427,323.06	425,988.06	Moved from a later year.
PHA Wide	Playground eqt, walls, fence pavillions, signs, lights, excav.	1450.00	8	70,000.00	195,026.79	195,026.79	96,879.50	
PA 5-1 Crawford Village	Furnace Replacement	1460.00	60	-	88,050.00	88,050.00	88,050.00	Moved from a later year.
PA 5-2 Harrison Village	Rehab buildings 1-5 Divisions 2-16.	1460.00	5	400,000.00	-			Moved to a later year.
PA 5-4 Crawford Village	Plumbing modifications	1460.00	1	50,000.00	965.00	965.00	965.00	Moved to a later year.
PA 5-6 Steelview	504 Compliance int./ lobbies Boiler Replacement/electrical	1460.00 1460.00	2 1	70,000.00	66,863.22 4,761.25	66,863.22 4,761.25	66,863.22 4,761.25	Moved to a later year.
PA 5-6 Isbir	504 Compliance int./ lobbies Boiler Replacement	1460.00 1460.00	4 1	140,000.00	55,773.65 -	55,773.65	55,773.65	Moved to a later year.

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00570999				1999		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 5-7	Efficiency renovations, 504	1460.00	6	120,000.00	475,103.76	475,103.76	48,201.68	
McKeesport	compliance, lobbys, elevator							
Towers	Air Conditioners	1465.00	200		161,438.40	161,438.40	161,438.40	Moved from a later year.
PHA Wide	Modernization of hard to rent units.	1460.00	20	40,000.00	35,570.30	35,570.30	35,570.30	
	Community room eqt.	1475.00	4		15,477.46	15,477.46	15,477.46	Moved from a later year.
PA 5-1	Old Recreation building	1470.00	2	400,000.00	95,797.58	95,797.58	95,797.58	
Crawford Village	conversion & FSC completion.	1485.00	1	-	67,400.00	67,400.00	-	
PHA Wide	Refrigerators and ranges	1465.10	2	40,000.00	122,699.26	122,699.26	79,959.26	
Fees and Costs	Architect & Eng fees/costs	1430.00	3	250,657.00	352,676.27	352,676.27	139,627.14	
	Contingency	1502.00		106,344.00	-			
	Homeownership	1499.00		100,000.00				Moved to later year.
	Management Improvements							
1.	Human service aides for elderly and families.	1408.00	3	95,000.00	85,360.83	85,360.83	85,360.83	
2.	Resident Initiaves	1408.00	1		47,869.33	47,869.33	47,869.33	
3.	Computer and phone updates.	1408.00	1	10,000.00	11,065.03	11,065.03	11,065.03	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00570999 Replacement Housing Factor Grant No:				1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4.	Community policing program, Security cameras, & Outreach	1408.00	5	370,000.00	281,129.29	281,129.29	281,129.29	
5.	Resident business development.	1408.00		10,000.00	-	-	-	Provided in outreach above.
6.	Resident child care training.	1408.00		10,000.00	-	-	-	Provided in outreach above.
7.	Preventative maintenance program, computer training, and consulting services	1408.00	2	15,000.00	20,087.50	20,087.50	20,087.50	
8.	Preventative maintenance and Modernization Inspector	1408.00		40,000.00	-			
9.	MAP & STP training programs	1408.00	2	69,142.00	173,630.02	173,630.02	173,630.02	
	Administration							
1.	Comptroller	1410.00	1	28,446.45	21,054.32	21,054.32	21,054.32	
2.	Executive Director	1410.00	1	25,374.50	37,893.40	37,893.40	37,893.40	
3.	Deputy Executive Director	1410.00	1	43,547.05	74,477.38	74,477.38	74,477.38	
4.	Clerical Support	1410.00	3	20,000.00	101,741.88	101,741.88	101,741.88	
5.	Modernization Inspectors	1410.00	2	35,000.00	55,411.46	55,411.46	55,411.46	
6.	Accountant	1410.00	1	19,600.00	18,468.68	18,468.68	18,468.68	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00570999 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 5-1	09/30/2000	N/A		09/30/2001	N/A		
PA 5-2	09/30/2000	09/30/2000		09/30/2001	09/30/2001		
PA 5-6 (64)	12/31/2000	12/31/2000		12/31/2001	12/31/2001		
PA 5-6 (16)	12/31/2000	N/A		12/31/2001	N/A		
PA 5-6 (17)	12/31/2000	12/31/2000		12/31/2001	12/31/2001		
PA 5-7	12/31/2000	12/31/2000		12/31/2001	12/31/2001		
Management Improvements							
1. - 9.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
Administration							
1.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
2.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
3.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
4.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
5.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
6.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
7.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
8.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	
9. - 11.	09/30/2000	09/30/2000	09/30/2001	09/30/2001	09/30/2001	09/30/2001	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550100 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)

Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	267,467.00	267,467.00	267,467.00
3	1408 Management Improvements	380,737.00	380,737.00	380,737.00
4	1410 Administration	267,467.00	267,467.00	267,467.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	144,000.00	25,000.00	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	1,190,000.00	942,028.69	733,706.91
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	425,000.00	520,000.00	4,759.58
13	1475 Nondwelling Equipment	-	271,971.31	271,971.31
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,674,671.00	\$ 2,674,671.00	\$ 1,926,108.80
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	150,000.00	150,000.00	-
24	Amount of line 21 Related to Security - Soft Costs	125,000.00	125,000.00	-
25	Amount of line 21 Related to Security - Hard Costs	35,000.00	35,000.00	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2000

ual Cost

Expended
267,467.00
108,765.69
229,207.22
-
-
-
-
-
733,706.91
-
4,759.58
271,971.31
-
-
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-
-
-
-
\$ 1,615,877.71
-
-
-
-
-

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550100 Replacement Housing Factor Grant				2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA 5-1 Crawford Village	Renovation of management office.	1470.00	1	275,000.00	500,000.00	3,937.09	3,937.09
	Complete rehab of row houses. (Divisions 2-16)	1460.00	10	550,000.00	50,000.00	44,400.00	44,400.00
PA 5-2 Harrison Village	Renovation of management office.	1470.00	1	150,000.00	20,000.00	822.49	822.49
	Complete rehab of row houses. (Divisions 2-16)	1460.00	10	510,000.00	306,750.68	200,264.58	200,264.58
PA 5- 6 & 7 Steelview	Renovation of hard to rent efficiencies	1460.00	5	130,000.00	130,000.00	33,764.32	33,764.32
Isbir Manor McKeesport Towers	Lobby Corridors (Divisions 2-16)	1460.00	3		359,555.49	359,555.49	359,555.49
PHA Wide	A & E Fees	1430.00		144,000.00	25,000.00		
	Computer and Communications and Office Equipment/Furniture	1475.00	3		271,971.31	271,971.31	271,971.31
	Hard to rent units -rehab (Divisions 2-16)	1460.00	10		95,722.52	95,722.52	95,722.52

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550100 Replacement Housing Factor Grant				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Operations						
	Operating Costs	1406.00		267,467.00	267,467.00	267,467.00	267,467.00
	Administration						
1.	Executive Director	1410.00	1	32,548.00	32,548.00	32,548.00	31,491.20
2.	Deputy Executive Director	1410.00	1	46,180.00	46,180.00	46,180.00	42,411.16
3.	Comptroller	1410.00	1	25,488.00	30,488.00	30,488.00	27,759.37
4.	Clerical Support	1410.00	1	34,344.00	41,344.00	41,344.00	38,525.32
5.	Modernization Inspector	1410.00	1	34,776.00	44,776.00	44,776.00	41,065.20
6.	Accounting Staff	1410.00	1	17,712.00	37,712.00	37,712.00	21,966.28
7.	Security Supervisor/Dir. Of Mgt.	1410.00	1	76,419.00	32,419.00	32,419.00	25,340.74
8.	Sundry	1410.00	1		2,000.00	2,000.00	647.95

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 5-1	03/31/2001	03/31/2002		03/31/2002	03/31/2003		Architect drawings and resident input.
PA 5-2	03/31/2001	03/31/2002		03/31/2002	03/31/2003		Architect drawings and resident input.
PA 5-7	03/31/2001	03/31/2002		03/31/2002	03/31/2003		Architect drawings and resident input.
PHA Wide		03/31/2002		03/31/2002	03/31/2003		Architect drawings and resident input.
Operations							
1.	09/30/2000		09/30/2000	12/31/2000		09/30/2001	Availability of LOCCS.
Management Improvements							
1.	09/30/2000		09/30/2000	6/30/2000	03/31/2002		Reallocation of Drug elimination activities.
2.	09/30/2000		09/30/2000	6/30/2000	03/31/2002		Reallocation of Drug elimination activities.
3.	09/30/2000		09/30/2000	6/30/2000	03/31/2002		Reallocation of Drug elimination activities.
4.	09/30/2000		09/30/2000	6/30/2000	03/31/2002		Reallocation of Drug elimination activities.
Administration							
1.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
2.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
3.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
4.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
5.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
6.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
7.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation
8.	09/30/2000			09/30/2001	03/31/2002		Salary reallocation

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P0050101 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)

Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	273,567.00	273,567.00	273,567.00
3	1408 Management Improvements	334,539.00	334,539.00	334,539.00
4	1410 Administration	273,567.00	273,567.00	273,567.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	144,000.00	144,000.00	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	1,710,000.00	1,710,000.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,735,673.00	\$ 2,735,673.00	\$ 881,673.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	75,000.00	-
24	Amount of line 21 Related to Security - Soft Costs	-	125,000.00	-
25	Amount of line 21 Related to Security - Hard Costs	-	50,000.00	-
26	Amount of line 21 Related to Energy Conversation Measures	-	100,000.00	-

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P0050101 Replacement Housing Factor Grant N				2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA 5-1 Crawford Village	Complete rehab of row houses. (Divisions 2-16)	1460.00	10	350,000.00	350,000.00		
PA 5-2 Harrison Village	Complete rehab of row houses. (Divisions 2-16)	1460.00	20	1,100,000.00	1,100,000.00		
PA 5-7 McKeesport Towers	Renovation of hard to rent efficiencies (Divisions 2-16)	1460.00	10	260,000.00	260,000.00		
PHA Wide	A & E Fees	1430.00		144,000.00	144,000.00		
	Management Improvements						
1.	Community policing program, Tenant Outreach programs, Security systems, and cameras.	1408.00		215,420.00	215,420.00	215,420.00	
2.	MAP & STP tenant training programs.	1408.00		69,119.00	69,119.00	69,119.00	
3.	Resident Initiaves Elderly and Family.	1408.00		50,000.00	50,000.00	50,000.00	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P0050101 Replacement Housing Factor Grant N				2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Operations						
PHA Wide	Operating Costs	1406.00		273,567.00	273,567.00	273,567.00	273,567.00
PHA Wide	Administration						
1.	Executive Director	1410.00	1	42,548.00	42,548.00	42,548.00	
2.	Deputy Executive Director	1410.00	1	36,180.00	36,180.00	36,180.00	
3.	Fiscal Assistant	1410.00	1	15,488.00	15,488.00	15,488.00	
4.	Clerical/Administ. Support	1410.00	1	30,239.00	30,239.00	30,239.00	
5.	Modernization Inspectors	1410.00	3	45,337.00	45,337.00	45,337.00	
6.	Accountant	1410.00	1	27,712.00	27,712.00	27,712.00	
7.	Benefits for all positions.	1410.00		76,063.00	76,063.00	76,063.00	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28P005708-99
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)
 Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	60,307.00	60,307.00
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	60,307.00	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 60,307.00	\$ 60,307.00	\$ 60,307.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

1999

ual Cost

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60,307.00
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\$ 60,307.00
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Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550199
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)

Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	40,000.00	-	-
9	1450 Site Improvement	20,000.00	20,000.00	-
10	1460 Dwelling Structures	83,313.00	83,313.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	40,000.00	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 143,313.00	\$ 143,313.00	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550100
--	--

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)

Performance and Evaluation Report for Period Ending **09/30/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	80,000.00	-	-
9	1450 Site Improvement	40,000.00	40,000.00	-
10	1460 Dwelling Structures	270,225.00	270,225.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	80,000.00	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 390,225.00	\$ 390,225.00	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

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Federal FY of Grant:

2000

Reasons for Revised Target Dates

Due to the lengthy process of tax credit applications we are reallocating these funds to a different site. The authority will still pursue the tax credit application but will use CGP Replacement Reserve funds vs. RHF funds. This shift in sites caused the revised target dates.

Annual Statement/Performance and Evaluation Report on Replacement Reserve

Comprehensive Grant Program (CGP)

See page 3 for Instructions and Public Reporting burden statement

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

Part I: Summary

HA Name:

Housing Authority of the City of McKeesport
2901 Brownlee Avenue
McKeesport, PA 15132

Submission: (mark one)

Original Annual Statement

Revised Annual Statement/Revision No. _____

Performance & Evaluation for Program Year Ending: _____

09/30/2001

Section 1: Replacement Reserve Status	Must be completed each year there is balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7 equals line 17 of section 2 below)		90,000.00	414,048.39
2. Replacement Reserve Withdrawal (equals line 16 of section 2 below)		-	-
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)		90,000.00	414,048.39
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)		-	-
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		2,523,749.57	2,523,749.57
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or-) line 3) (account 2830)		2,613,749.57	2,937,797.96

Section 2: Replacement Reserve Withdrawal Report Summary by Account (6200 subaccount)	Estimated Cost		Actual Cost
	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved			
2. 1406 Operations	-	-	-
3. 1408 Management Improvements	-	-	-
4. 1410 Administration	-	-	-
5. 1415 Liquidated Damages	-	-	-
6. 1430 Fees and Costs	-	-	-
7. 1440 Site Acquisition	-	-	-
8. 1450 Site Improvements	-	-	-
9. 1460 Dwelling Structures	-	-	-
10. 1465 Dwelling Equipment-Nonexpendable	-	-	-
11. 1470 Nondwelling Structures	-	-	-
12. 1475 Nondwelling Equipment	-	-	-
13. 1485 Demolition	-	-	-
14. 1495 Relocation Costs	-	-	-
15. 1498 Mod Used for Development	-	-	-
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)	-	-	-
17. 1420.7 Replacement Reserve Interest Income	(90,000.00)	(90,000.00)	(414,048.39)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	(90,000.00)	(90,000.00)	(414,048.39)
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date:
X	02/25/2002	X	

**Annual Statement/Performance and
Evaluation Report on Replacement Reserve**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages

Comprehensive Grant Program (CGP)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 1/
			Original	Revised 1/	Funds Obligated 1/	Funds Expended 1/	
			No Expenditures				

1/ To be completed at the end of the program year.