

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2004

PHA Name:

McKEAN COUNTY HOUSING AUTHORITY

VERSION 2

SUBMITTED: September 29, 2004

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: McKean County Housing Authority

PHA Number: PA080

PHA Fiscal Year Beginning: (mm/yyyy) 10/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Penny Eddy, Executive Director
TDD: (814)887-5318

Phone: (814)887-5563
Email (if available): peddy@penn.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions; and
Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

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)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Commonwealth of Pennsylvania

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 on its waiting lists 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)

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

THE HOUSING AUTHORITY WORKS WITH VARIOUS AREA SERVICE PROVIDERS. REFERRALS ARE RECEIVED FROM THESE PROVIDERS WHEN HOUSING IS A NEED. IN TURN, THE HOUSING AUTHORITY SEEKS ASSISTANCE FROM THE SERVICE PROVIDERS FOR OUR RESIDENTS. THE PHA WILL MEET THE INCOME TARGETING AND INCOME MIXING REQUIREMENTS OF QHWRA.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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	Related Plan Component
YES	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
YES	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
NA	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
YES	Fair Housing Documentation Supporting Fair Housing Certifications: 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
YES	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
YES	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
YES	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
YES	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
YES	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
YES	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
YES	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
YES	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
YES	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
YES	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
YES	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: McKEAN COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA28P080501-00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	25000	25000	25000	25000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	94400	224438.05	224438.05	224438.05
10	1460 Dwelling Structures	60100	80242.72	80242.72	80242.72
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	190000	73456.30	73456.30	73456.30
13	1475 Nondwelling Equipment	25500	14844.93	14844.93	14844.93
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	22982	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	417982	417982	417982	417982
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance		8569.95	8569.95	8569.95
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 Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: McKEAN COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA29P080501-00 Replacement Housing Factor Grant No:			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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	ADMINISTRATION	1410		25000	25000	25000	25000	COMPLETE
HA-WIDE	OFFICE EQUIPMENT & FURNITURE	1475		25000	9264.93	9264.93	9264.93	COMPLETE
HA-WIDE	CONTINGENCY	1502		22982				
80-1	OFFICE PARKING LOT	1450		1000	34253.20	34253.20	34253.20	COMPLETE
80-1	CENTER HALL PARKING LOT	1450			5204	5204	5204	COMPLETE
80-1	HELMER HALL PARKING LOT	1450		11600	8500	8500	8500	COMPLETE
80-1	HANDICAP RESTROOMS	1460		9000	1224.95	1224.95	1224.95	COMPLETE
80-1	AUTOMATIC DOOR OPENER	1460	1		1625	1625	1625	COMPLETE
80-1	TUB/SHOWER REPLACEMENTS	1460		33600	41237.44	41237.44	41237.44	COMPLETE
80-1	LANDSCAPING	1450		11675	228	228	228	COMPLETE
80-1	VANDERHULE PARKING LOT	1450			74322.85	74322.85	74322.85	COMPLETE
80-1	ASBESTOS REMOVAL/REPLACE	1460			17668.33	17668.33	17668.33	COMPLETE
80-1	GAZEBO	1470		20000				
80-1	STORAGE SHEDS	1470	28	112000	54266.30	54266.30	54266.30	COMPLETE
80-1	FRONT-LOAD WASHERS	1475	4		3720	3720	3720	COMPLETE
80-2	MILL STREET PARKING LOT	1450		10150.00	10000	10000	10000	COMPLETE
80-2	CRIS DRIVE	1450			2000	2000	2000	COMPLETE

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: McKEAN COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA29P080501-00 Replacement Housing Factor Grant No:			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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
80-2	REPLACE GARBAGE RACKS	1450		3000				
80-2	LANDSCAPING	1450		6000				
80-3	RILEY ROAD PARKING LOT	1450		2475	6200	6200	6200	COMPLETE
80-3	LANDSCAPING	1450		6000				
80-3	FOSTERVIEW ROOF	1460	3	17500	16847	16847	16847	COMPLETE
80-3	STORAGE SHEDS	1470	12	48000	19190	19190	19190	COMPLETE
80-3	GAZEBO	1470		5000				
80-3	FRONT-LOAD WASHER	1475	1		930	930	930	COMPLETE
80-4	WELSH STREET DRIVEWAYS	1450		17500	23600	23600	23600	COMPLETE
80-4	LANDSCAPING	1450		5000				
80-14	HIGH RISE TOILET	1460	1		140	140	140	COMPLETE
80-14	GAZEBO	1470		5000				
80-14	FRONT-LOAD WASHER	1475	1		930	930	930	COMPLETE
80-19	REPLACE DRIVEWAY ENDS	1450	10	15000	60130	60130	60130	COMPLETE
80-19	LANDSCAPING	1450		5000				
80-19	REFURBISH SIDING	1460			1500	1500	1500	COMPLETE
	TOTALS			417982	417982	417982	417982	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: McKEAN COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: PA28P080501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE			9/30/02			12/31/02	
80-1			9/30/02			6/30/03	
80-2			9/30/02			9/30/02	
80-3			9/30/02			6/30/03	
80-4			9/30/01			12/31/01	
80-14			9/30/02			12/31/02	
80-19			9/30/02			9/30/03	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	50000.00	37140.00	37140.00	29148.78
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	2000.00	44907.05	44907.05	26192.05
10	1460 Dwelling Structures	368000.00	300764.96	300764.96	278895.96
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3200.00	40976.00	40976.00	38965.00
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	3093.00	2504.99	2504.99	2504.99
21	Amount of Annual Grant: (sum of lines 2 – 20)	426293.00	426293.00	426293.00	375706.78

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	73660.55	73660.55	73660.55	63269.55
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 Conservation Measures	26673.00	26673.00	26673.00	26673.00

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
HA-WIDE	ADMINISTRATION	1410		50000	37140	37140	29148.78	
HA-WIDE	CONTINGENCY	1502		3093	2504.99	2504.99	2504.99	COMPLETE
HA-WIDE	504 COMPLIANCE	1460			27330	27330	25814	
HA-WIDE	COMPUTERS	1475	11		12860	12860	12860	COMPLETE
HA-WIDE	MAINTENANCE TRUCK	1475	1		23161	23161	23161	COMPLETE
80-1	ADA BATHROOMS, COMMUNITY ROOMS, KITCHENS/LOCKSETS	1460			4166.58	4166.58	4166.58	COMPLETE
80-1	ASBESTOS TILE REPLACEMENT	1460		100000	29706.22	29706.22	29706.22	COMPLETE
80-1	REPLACE WATER LINE VALVES	1460		5000	1956.53	1956.53	1956.53	COMPLETE
80-1	GUTTER/DOWNSPOUTS/FACIA	1460		23000	53646	53646	53646	COMPLETE
80-1	REPLACE STAIRWAY CARPET	1460		40000	6473.04	6473.04	6473.04	COMPLETE
80-1	REPLACE CLOSET DOORS	1460	216	40000	34968.81	34968.81	34968.81	COMPLETE
80-1	REPLACE DRYERS	1475	8	3200	2944	2944	2944	COMPLETE
80-1	PARKING LOT (CENTER HALL)	1450		2000				2000 CF
80-1	ALLEGANY PARKING LOT	1450			1947	1947		
80-1	DRAINAGE DESIGN	1450			4875	4875	3900	
80-1	PARKING LOT DESIGN	1450			5925	5925		
80-1	GAZEBOS	1450	2		7940	7940	7940	COMPLETE

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
80-1	HEARING IMPAIRED SMOKE ALARMS	1460	15		1317.60	1317.60	1317.60	COMPLETE
80-1	REPLACE MEDICINE CABINETS	1460	106		11701.90	11701.90	11701.90	COMPLETE
80-1	EMERGENCY HALLWAY LIGHTING	1460			2103.95	2103.95	2103.95	COMPLETE
80-2	REPLACE CLOSET DOORS	1460	138	60000	27017.61	27017.61	27017.61	COMPLETE
80-2	HANDICAP ACCESSIBILITY	1450			4875	4875	3900	
80-2	DRAINAGE	1450			1375	1375		
80-2	ADA BATHROOMS; LOCKSETS	1460			553.19	553.19	553.19	COMPLETE
80-2	DRIVEWAY PAVING	1450			4468	4468		
80-2	REPLACE MEDICINE CABINETS	1460	37		3895.12	3895.12	3895.12	COMPLETE
80-2	ZONE VALVE REPLACEMENT	1460			2288.06	2288.06	2288.06	COMPLETE
80-3	CARPET REPLACEMENT	1460		60000	35162.36	35162.36	34759.36	
80-3	ADA BATHROOM/COMMUNITY ROOMS/KITCHENS/LOCKSETS	1460			1709.71	1709.71	1709.71	COMPLETE
80-3	HEARING IMPAIRED SMOKE ALARM	1460	4		351.36	351.36	351.36	COMPLETE
80-3	LANDSCAPING/DRAINAGE	1450			663.15	663.15	663.15	COMPLETE
80-3	GAZEBO	1450	1		3970	3970	3970	COMPLETE
80-3	STORM DOOR REPLACEMENT	1460	27		8921.34	8921.34		
80-3	DRYERS	1475	2		776.00	776.00		
80-4	BOILER REPLACEMENT	1460	14	40000	26673	26673	26673	COMPLETE

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
80-4	ADA SINK	1460	1		36.88	36.88	36.88	COMPLETE
80-4	BATHTUB REFURBISH	1460	12		3600	3600	1500	
80-4	STORM DOOR REPLACEMENT	1460	26		8928.66	8928.66		
80-14	ADA BATHROOM/KITCHEN/LOCKS	1460			534.70	534.70	534.70	COMPLETE
80-14	HEARING IMPAIRED SMOKE ALARM	1460	3		263.52	263.52	263.52	COMPLETE
80-14	CARPET REPLACEMENT	1460			7458.82	7458.82	7458.82	COMPLETE
80-14	GAZEBO	1450	1		3970	3970	3970	COMPLETE
80-14	DRYERS	1475	2		776	776		
80-14	WASHER	1475	1		459	459		
80-19	LANSCAPING/DRAINAGE	1450			4898.90	4898.90	1848.90	
					426293	426293	426293	375706.78

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: PA28P080501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	10/02	9/03		12/03	9/05		
80-1	10/02	9/03		12/03	9/05		
80-2	10/02	9/03		12/03	9/05		
80-3	10/02	9/03		12/03	9/05		
80-4	10/02	9/03		12/03	9/05		
80-14		9/03			9/05		
80-19		9/03			9/05		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	31500	176500	0	0
10	1460 Dwelling Structures	313682	167439.62	3422.23	410.51
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	72000	72000	0	0
13	1475 Nondwelling Equipment		1242.38	1242.38	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	417182	417182	4664.61	410.51
22	Amount of line 21 Related to LBP Activities				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	59682	120000	0	0
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 Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-02 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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
80-1	ASBESTOS REMOVAL	1460		80000	0	0	0	
80-1	PARKING LOT IMPROVEMENT	1450		5000	150000	0	0	
80-1	TENANT COMM.ROOM CARPET	1460		0	410.51	410.51	410.51	
80-1	FILE CABINETS	1475		0	1242.38	1242.38	0	
80-1	REPLACE FENCES	1450		3000	3000	0	0	
80-1	PATIO ENCLOSURES	1450		7500	7500	0	0	
80-1	CLOSET DOOR REPLACEMENT	1460		40000	0	0	0	2001 CF
80-2	PORCH REPLACEMENTS	1460		76000	76000	0	0	
80-2	STORAGE SHEDS	1470		72000	72000	0	0	
80-2	HOT WATER TANKS	1460	2	4000	4000	0	0	
80-3	CARPET	1460		0	3011.72	3011.72	0	
80-3	PORCH REPLACEMENTS	1460		24000	24000	0	0	
80-3	HOT WATER TANKS	1460	2	4000	4000	0	0	
80-3	WINDOW SCREENS	1460	90	10000	10000	0	0	
80-3	STORM DOORS	1460		7000	0	0	0	
80-4	STORM DOORS	1460		8500	0	0	0	
80-14	HOT WATER TANK	1460	1	500	500	0	0	
PHA-WIDE	CONCRETE REPLACEMENT	1450		6000	6000	0	0	
PHA-WIDE	LANDSCAPING	1450		10000	10000	0	0	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-02 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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	504 COMPLIANCE	1460		59682	45517.39	0	0	
				417182	417182	4664.61		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA28P080501-02 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/04			9/06			
80-1	9/04			9/06			
80-2	9/04			9/06			
80-3	9/04			9/06			
80-4	9/04			9/06			
80-14	9/04			9/06			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	6000	11000	0	0
10	1460 Dwelling Structures	325254	321254	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1000	1000	0	0
13	1475 Nondwelling Equipment	1000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	333254	333254	0	0
22	Amount of line 21 Related to LBP Activities				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	51500	51500	0	0
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 Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
80-1	ENTRY THRESHOLDS	1460		1500	1500	0	0	
80-1	ASBESTOS REMOVAL	1460		36754	36754	0	0	
80-1	CHIMNEY REPAIR	1460		15000	15000	0	0	
80-2	ZONE VALVES	1460		4000	0	0	0	2001CF
80-2	REPLACE STEPS	1460		20000	20000	0	0	
80-2	REPLACE KITCHEN CABINETS	1460		100000	100000	0	0	
80-2	TUB REPLACEMENTS	1460		43200	43200	0	0	
80-3	REPLACE STORAGE BLDG. DOOR	1470		1000	1000	0	0	
80-3	STEEL EXIT DOORS	1460		4800	4800	0	0	
80-3	TUB REPLACEMENTS	1460		50000	50000	0	0	
80-3	DRYER REPLACEMENT	1475		1000	0	0	0	2001CF
HA-WIDE	CONCRETE REPLACEMENT	1450		6000	11000	0	0	
HA-WIDE	504 COMPLIANCE	1460		50000	50000	0	0	
				333254	333254	0	0	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name:McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: PA28P080501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/05			9/06	9/07		
80-1	9/05			9/06	9/07		
80-2	9/05			9/06	9/07		
80-3	9/05			9/06	9/07		

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	23170		0	0
10	1460 Dwelling Structures	43246		0	0
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	66416		0	0
22	Amount of line 21 Related to LBP Activities				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	43246		0	0
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 Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
PHA WIDE	CONCRETE REPLACEMENT	1450		23170		0	0	
PHA WIDE	504 COMPLIANCE	1460		43246		0	0	
				66416		0	0	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA28P080502-03 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE	3/06			3/08				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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	21000	23000	0	0
10	1460 Dwelling Structures	337500	337500	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	360500	360500	0	0
22	Amount of line 21 Related to LBP Activities				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P080501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P080501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
80-3	CABINETS & COUNTERTOPS	1460		180000	180000	0	0	
80-3	BOILER REPLACEMENTS	1460		36000	36000	0	0	
80-3	MAIN ENTRANCE DOORS	1460		40000	40000	0	0	
80-4	DRIVEWAYS	1450		10000	10000	0	0	
80-14	WASHERS/DRYERS	1475		2000	0	0	0	2001 CF
80-14	CARPETING	1460		24000	24000	0	0	
80-14	PARKING LOT	1450		5000	5000	0	0	
80-19	PORCH REPLACEMENTS	1460		50000	50000	0	0	
80-19	STORM DOORS	1460		7500	7500	0	0	
HA-WIDE	CONCRETE REPLACEMENT	1450		6000	8000	0	0	
				360500	360500	0	0	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: McKEAN COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA28P080501-04 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE							
80-3							
80-4							
80-14							
80-19							

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
PHA-WIDE	Annual Statement	75000	355000	155500	75000
80-1		200000		36200	209612
80-2				128700	84840
80-3				16800	86735
80-4		70000		4200	59334
80-14				10000	56196
80-19				3600	43380
CFP Funds Listed for 5-year planning		345000	355000	355000	615097
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>PHA-WIDE</i>	<i>ADMINISTRATION</i>	31740	<i>PHA-WIDE</i>	<i>CONCRETE WORK</i>	50000
<i>80-1</i>	<i>UNIT LIGHTING</i>	15000	<i>PHA-WIDE</i>	<i>AIR CONDITIONERS</i>	25000
<i>80-1</i>	<i>COMMON AREA LIGHTING</i>	12800	<i>80-1</i>	<i>CONF. ROOM FURN./CARPET</i>	1800
<i>80-1</i>	<i>RE-WIRING</i>	8400	<i>80-1</i>	<i>OFFICE EQUIP.</i>	15000
<i>80-2</i>	<i>BOILERS</i>	15000	<i>80-1</i>	<i>PARKING- JLM</i>	100000
<i>80-2</i>	<i>MAIL BOXES</i>	4500	<i>80-1</i>	<i>PARKING - MM</i>	15000
<i>80-2</i>	<i>SIDING</i>	54000	<i>80-1</i>	<i>EXIT DOORS</i>	42000
<i>80-2</i>	<i>REPLACE TILE</i>	44400	<i>80-1</i>	<i>GARBAGE RACK ROOFS</i>	8000
<i>80-2</i>	<i>RE-WIRING</i>	10800	<i>80-1</i>	<i>EXT. DOORS</i>	16800
<i>80-3</i>	<i>REPLACE TILE</i>	13200	<i>80-1</i>	<i>EMER. LIGHTS</i>	720
<i>80-3</i>	<i>RE-WIRING</i>	3600	<i>80-1</i>	<i>RANGE HOODS</i>	10292
<i>80-4</i>	<i>RE-WIRING</i>	4200	<i>80-2</i>	<i>EXT. DOORS</i>	22200
<i>80-14</i>	<i>WINDOWS</i>	10000	<i>80-2</i>	<i>INT. DOORS</i>	21600
<i>80-19</i>	<i>RE-WIRING</i>	3600	<i>80-2</i>	<i>APPLIANCES</i>	34020
<i>PHA-WIDE</i>	<i>REPLACE TOILETS</i>	23760	<i>80-2</i>	<i>BATH EXHAUST</i>	7020
<i>PHA-WIDE</i>	<i>DRAINAGE</i>	100000	<i>80-3</i>	<i>STORAGE SHED</i>	500
			<i>80-3</i>	<i>CARPET</i>	2600
			<i>80-3</i>	<i>WINDOWS</i>	41000
			<i>80-3</i>	<i>EXT. DOORS</i>	6900
Total CFP Estimated Cost		\$ 355000			\$Continued Next Page

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: ____ FFY Grant: PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			80-3	REFRIG/STOVES	30000
			80-3	EXHAUST FANS	5735
			80-4	FACIA & SOFFIT	15722
			80-4	GUTTERS AND DOWNSPOUTS	5664
			80-4	ENTRY DOORS	7200
			80-4	LIGHTING	700
			80-4	INT. DOORS	6348
			80-4	COVE BASE	3464
			80-4	SIDING	7800
			80-4	LAUNDRY SINKS	536
			80-4	REFRIG/STOVES	11900
			80-14	STORAGE AREA	2000
			80-14	REFRIG/STOVES	10200
			80-14	RANGE HOODS	1625
			80-14	KIT. CABINETS/ COUNTERTOPS	42371
			80-19	SHEDS	29580
			80-19	REFRIG/STOVES	11400
			80-19	FLOOR REPAIR	2400
Total CFP Estimated Cost		\$ 355000			\$ 615097