

**PHA 5-Year and Annual Plan**

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

**OMB No. 2577-0226  
Expires 4/30/2011**

1.0	<b>PHA Information</b> PHA Name: <u>McKeesport Housing Authority</u> PHA Code: <u>PA005</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,001</u> Number of HCV units: <u>542</u>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <u>The mission of the PHA is the same as that of the Department of Housing &amp; Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination</u>				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <u>See Attachment</u>				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>2, 13</u> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <u>The PHA plan elements can be obtained at the main office and each of the three AMP offices.</u>				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable. See attachment</i>				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachment				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See attachment</b>				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See attachment</b>				

## **B. PROSECUTION FOR FRAUD**

If the MHA determines that the family has committed fraud after a repayment agreement has been executed, the MHA may begin eviction procedures. In all cases involving fraud, the MHA has the right to prosecute in accordance with applicable laws.

## **10. Grievances**

Any grievance shall be personally presented by the tenant, either orally or in writing, to the PHA office or the office of the project in which the complainant resides so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared. A copy shall be sent to the tenant and one inserted in the file. A form for requesting a formal hearing shall be attached to the summary sent to the complainant if not resolved.

A formal grievance hearing must be held within 30 days after the individual is informed that the lease is being terminated. The deadline may be extended for good cause beyond the control of the individual or MHA or as needed for a reasonable accommodation.

The lease will not be terminated until after the grievance hearing is held.

## **11. Domestic Violence**

Management will not terminate or refuse to renew the lease and will not evict a tenant or a member of tenant's household from the dwelling unit if the tenant or household member is a victim of actual or threatened "domestic violence, dating violence or stalking" as those terms are defined by the MHA in its admissions and occupancy policies.

1. Pursuant to federal law, management may bifurcate this Lease in order to evict, remove, or terminate the assistance to any person who is a Tenant or a lawful occupant under this lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. Management may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is the Tenant or is a lawful occupant under this Lease.

2. Notwithstanding anything to the contrary contained in paragraphs 4 and 5 above, Management may terminate the Lease and evict the Tenant if it can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the development in which the unit is located, if the tenant's tenancy is not terminated.

3. Tenant shall be required to complete a certification of domestic violence, dating violence, or stalking.

Nothing in this section shall prohibit Management from terminating the Lease and evicting the Tenant based on a

violation of this Lease not involving domestic violence, dating violence, or stalking against Tenant or household member.

*"Evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not."*

## 6. Eligibility Exceptions

- a. The MHA will not deny admission to the Section 8 Program for a family member's drug-related criminal activity if the family member can demonstrate that he/she:
- (1) Has an addiction to a controlled substance, has a record of such impairment, or is regarded as having such an impairment; and
  - (2) Has recovered from such addiction, does not currently use or possess controlled substances and:
    - has successfully completed a supervised drug or alcohol rehabilitation program;
    - has otherwise been rehabilitated successfully; or
    - is participating in a supervised drug or alcohol rehabilitation program.
- b. The MHA will not deny the admission to the Section 8 Program for a family member's drug-related criminal activity, violent criminal activity or alcohol abuse if the family member involved in such activity or abuse no longer resides in the household because he/she is incarcerated.

## 7. Victims of Domestic Violence

The MHA will ensure that any denial of admission to the programs and any termination of assistance, tenancy, or occupancy rights under the programs complies with the provisions of Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA). In decisions relating to the admission, occupancy and termination of assistance, the following will apply:

- Being a victim of domestic violence, dating violence, or stalking, as these terms are defined in the law (hereafter collectively referred to as "abuse"), is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;
- Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse; and

- Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

## **B. APPLICATION PROCESS**

### **1. Application Policy**

The policy of the MHA is to treat all applicants in a fair and consistent manner. All families who are interested in applying for any of the MHA's programs must complete an application when the waiting list is open. The MHA maintains a single waiting list for the Section 8 Program.

### **2. Requirements to Apply**

To participate in the Section 8 Program, families must make application to the MHA using the forms prescribed by the MHA and HUD. Any prospective applicant can obtain an application packet from the MHA Section 8 Department during normal working hours. The packet will consist of the following required forms: an application; Release of Information/Privacy Statement (form HUD 9886). Applicants will be informed as to the required location for application submission.

The MHA will assist families who have special needs in order to complete an application.

Applicants who submit applications or related documents that are incomplete and/or unsigned will be considered to be ineligible for placement on the waiting list.

Applicants must inform the MHA of any changes to information listed on the application (e.g., address, income, family composition, or preferences). Failure to notify the MHA of such changes may result in the applicant's removal from the waiting list in accordance with the Informal Review procedures (see Chapter 12).

### **3. Criminal Background Checks**

Criminal background checks will be conducted on all applicants prior to admission through Local, State and NCIC agencies.

### **4. Notification of Eligibility for Admission**

Upon receipt of the initial application and the information contained therein, the applicant be sent one of the following within thirty (30) days:

- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

**b. Utilities and appliances**

- (1) The owner must provide all utilities needed to comply with the HQS.
- (2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:
  - (a) Pay for any utilities that are to be paid by the tenant.
  - (b) Provide and maintain any appliances that are to be provided by the tenant.

**c. Family damage.** The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

**d. Housing services.** The owner must provide all housing services as agreed to in the lease.

**8. Termination of Tenancy by Owner**

**a. Requirements.** The owner may only terminate the tenancy in accordance with the lease and HUD requirements.

**b. Grounds.** During the term of the lease (the initial term of the lease or any extension term), the owner may only terminate the tenancy because of:

- (1) Serious or repeated violation of the lease;
- (2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;
- (3) Criminal activity or alcohol abuse (as provided in paragraph c); or
- (4) Other good cause (as provided in paragraph d).

**c. Criminal activity or alcohol abuse**

- (1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:
  - (a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);
  - (b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;
  - (c) Any violent criminal activity on or near the premises; or
  - (d) Any drug-related criminal activity on or near the premises.
- (2) The owner may terminate the tenancy during the term of the lease if any member of the household is:
  - (a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under

the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

- (b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

**d. Other good cause for termination of tenancy**

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes:

- (a) Disturbance of neighbors,
- (b) Destruction of property, or
- (c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes:

- (a) The tenant's failure to accept the owner's offer of a new lease or revision;
- (b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
- (c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).

**e. Protections for Victims of Abuse.**

(1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.

(2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.

(3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or any Federal, State local law to the contrary, a PHA, owner, or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease in

order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program.

(4) Nothing in this section may be, or construed to limit the authority of a public housing agency, owner or manager, when notified to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

(5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

(6) Nothing in this section may be, or construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or a those employed at or providing service to the property if the tenant is, not evicted or terminated from assistance.

(7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

- f. Eviction by court action.** The owner may only evict the tenant by a court action.
- g. Owner notice of grounds**

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

## **9. Lease: Relation to HAP Contract**

If the HAP contract terminates for any reason, the lease terminates automatically.

## **10. PHA Termination of Assistance**

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

## **11. Family Move Out**

The tenant must notify the PHA and the owner before the family moves out of the unit.

## **12. Security Deposit**

- a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Any such PHA-required restriction must be specified in the HAP contract.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

## **13. Prohibition of Discrimination**

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status or disability in connection with the lease.

## **14. Conflict with Other Provisions of Lease**

- a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 voucher program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

## **15. Changes in Lease or Rent**

- a. The tenant and the owner may not make any change in the tenancy addendum. However if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The

(4) Other good cause (as provided in paragraph d).

**c. Criminal activity or alcohol abuse**

- (1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:
  - (a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);
  - (b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;
  - (c) Any violent criminal activity on or near the premises; or
  - (d) Any drug-related criminal activity on or near the premises.
- (2) The owner may terminate the tenancy during the term of the lease if any member of the household is:
  - (a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or
  - (b) Violating a condition of probation or parole under Federal or State law.
- (3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.
- (4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

**d. Other good cause for termination of tenancy**

- (1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.
- (2) During the initial lease term or during any extension term, other good cause includes:
  - (a) Disturbance of neighbors,
  - (b) Destruction of property, or
  - (c) Living or housekeeping habits that cause damage to the unit or premises.
- (3) After the initial lease term, such good cause includes:
  - (a) The tenant's failure to accept the owner's offer of a new lease or revision;
  - (b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
  - (c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).

**e. Protections for Victims of Abuse.**

(1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.

(2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.

(3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or any Federal, State local law to the contrary, a PHA, owner, or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program.

(4) Nothing in this section may be, or construed to limit the authority of a public housing agency, owner or manager, when notified to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

(5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

(6) Nothing in this section may be, or construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or a those employed at or providing service to the property if the tenant is, not evicted or terminated from assistance.

(7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

**f. Eviction by court action.** The owner may only evict the tenant by a court action.

**g. Owner notice of grounds**

(1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

PHA Name: **McKeesport Housing Authority**

Grant Type and Number: Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: **PA28P00550109**

Date of CFFP: \_\_\_\_\_

Federal FY of Grant: **2009**

FFY of Grant Approval: **2010**

Type of Grant:  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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total non-CFF Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	35,000.00	-	-	-
3	1408 Management Improvements	213,704.00	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	212,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	50,000.00	-	-	-
10	1460 Dwelling Structures	1,186,340.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	15,000.00	-	-	-
14	1485 Demolition	125,000.00	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities 4	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	300,000.00	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 2,137,044.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to IBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	375,000.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	15,000.00	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
- 4 RHF funds shall be included here.

**Part I: Summary**

PHA Name:

**McKeasport Housing Authority**

Grant Type and Number

Capital Fund Program Grant No: \_\_\_\_\_  
Date of CFFP: \_\_\_\_\_

Replacement Housing Factor Grant No:

**PA28P00550109**

Federal FY of Grant:

**2009**

FY of Grant Approval:

**2010**

Type of Grant

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 Summary by Development Account

Signature of Executive Director

Date

12/12/2008

Signature of Public Housing Director

Date

Total Estimated Cost

Revised 2

Obligated

Total Actual Cost 1

Expended

*Stef R Bucklins*

**Part II: Supporting Pages**

PHA Name: **McKeesport Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: PA28P00550109** CFFP:  Yes  No Federal FY of Grant: **2009**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 1</b>								
PA 5-1	Complete renovation of rowhouses	1460.00	5	961,340.00				
	Site Work	1450.00		50,000.00				
	Repayment of debt financing	1501.00		300,000.00				
	A/E Fees	1430.00		200,000.00				
PA 5-4	Demolition 5 Buildings	1485.00	5	125,000.00				
	A/E Fee - Demolition	1430.00		12,000.00				
PA 5-6	504 Conversion - Steelview Manor	1460.00	9	100,000.00				
<b>AMP 2</b>								
PA 5-6	504 Conversion - Isbir Manor	1460.00	9	100,000.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.



**McKeesport Housing Authority**  
**RHF Debt Financing and Participation in Capital Fund Financing Program**  
**PHA Plan FFY 2010**

**Participation in Capital Fund Financing Program**

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a financing plan using 4% or 9% Tax Credits, an Energy Performance Contract, and a loan with FNMA via the Capital Fund Financing Program to rehabilitate PA 5-1. Additional details will be provided in Annual Statements.

The Authority is considering additional demolition in the PA 5-1 Community and may utilize RHF Funds as an additional funding tool.

<b>Part I: Summary</b>						
PHA Name/Number: <b>McKeesport PA005</b>		Locality (City/County & State): <b>McKeesport, PA</b>		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	<b>Annual Statement</b>	1,603,340.00	1,603,340.00	1,603,340.00	1,603,340.00
C.	Management Improvements		20,000.00	20,000.00	20,000.00	20,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		213,704.00	213,704.00	213,704.00	213,704.00
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service		300,000.00	300,000.00	300,000.00	300,000.00
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	2,137,044.00	2,137,044.00	2,137,044.00	2,137,044.00	2,137,044.00

In order to leverage its annual appropriation of Capital Funds, the Housing Authority plans to apply for Low Income Housing Tax Credits and the Capital Fund Financing Program in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities. Additional details will be provided in Annual Statements.

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number <b>McKeesport</b>		<b>PA005</b>	Locality (City/County & State) <b>McKeesport, PA</b>		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:-
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	<b>AMP 1</b>	<b>Annual Statement</b>				
	PA 5-1 Crawford Village		733,340.00	1,208,340.00	1,123,340.00	1,123,340.00
	PA 5-3 Crawford Village		25,000.00	25,000.00	10,000.00	10,000.00
	PA 5-4 Crawford Village		25,000.00	25,000.00	100,000.00	100,000.00
	PA 5-6 Steelview Manor		25,000.00	25,000.00	50,000.00	50,000.00
	<b>AMP 2</b>					
	PA 5-2 Harrison Village		10,000.00	10,000.00	10,000.00	10,000.00
	PA 5-5 Harrison Village		100,000.00	100,000.00	100,000.00	100,000.00
	PA 5-6 Isbir Manor		50,000.00	100,000.00	100,000.00	100,000.00
	PA 5-8, 11,12 Scattered Sites		10,000.00	10,000.00	10,000.00	10,000.00
	<b>AMP 3</b>					
	PA 5-7 McKeesport Towers		100,000.00	100,000.00	100,000.00	100,000.00
	<b>COCC / PHA Wide</b>					
	COCC - Administration		213,704.00	213,704.00	213,704.00	213,704.00
	Management Improvements		20,000.00	20,000.00	20,000.00	20,000.00
	Debt Service		300,000.00	300,000.00	300,000.00	300,000.00
	<b>Totals by Development</b>		<b>1,612,044.00</b>	<b>2,137,044.00</b>	<b>2,137,044.00</b>	<b>2,137,044.00</b>

**Capital Fund Program--Five-Year Action Plan**

**Part II: Supporting Pages-Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> <u>FFY2011</u>			Work Statement for Year <u>2011</u> <u>FFY 2012</u>	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity
	See	<b>AMP 1</b>		<b>AMP 1</b>	
<b>Annual</b>	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 733,340.00	PA 5-1 Complete Rehab & Develop of UFAS Units	20
<b>Statement</b>	PA 5-3 Site work		25,000.00	PA 5-3 HVAC Repairs	
	PA 5-4 Entry Door replacement		25,000.00	PA 5-4 HVAC Repairs	
	PA 5-6 Steelview Entry Door Replacements		25,000.00	PA 5-6 Steelview Site work	
	Crawford Village Rent /Maint. /Community Room		475,000.00		
	<b>AMP 2</b>			<b>AMP 2</b>	
	PA 5-2 HVAC Repairs		10,000.00	PA 5-2 Porch and Exterior Renovation	
	PA 5-5 Complete Rehab Buildings 7,9, & 10		100,000.00	PA 5-5 Complete Rehab Buildings 7,9, & 10	
	PA 5-6 Isbir - Fire alarm panel and plumbing renov.		50,000.00	PA 5-6 Isbir - Fire alarm panel and plumbing renov.	
	Scattered Sites - Site work		10,000.00	Scattered Sites - HVAC Renov.	
	Harrison Village Rec Center renovation.		50,000.00		
	<b>AMP 3</b>			<b>AMP 3</b>	
	PA 5-7 Unit Reconfig. & Renovation		100,000.00	PA 5-7 HVAC Renovation	
	<b>Subtotal of Estimated Cost</b>		\$ 1,603,340.00		





Capital Fund Program--Five-Year Action Plan

Part II: Supporting Pages-Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2012</u> FFY <u>2013</u>			Work Statement for Year <u>2013</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity
See	<b>AMP 1</b>			<b>AMP 1</b>	
Annual	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 1,123,340.00	PA 5-1 Complete Rehab & Develop of UFAS Units	20
Statement	PA 5-3 Site Work		10,000.00	PA 5-3 HVAC	
	PA 5-4 Complete Rehab of Units		100,000.00	PA 5-4 Complete Rehab of Units	
	PA 5-6 Steelview - Unit Renovation/Reconfig.	5	50,000.00	PA 5-6 Steelview - Unit Renovation/Reconfig.	5
	<b>AMP 2</b>			<b>AMP 2</b>	
	PA 5-2 Site Work		10,000.00	PA 5-2 Exterior Door Renovation	15
	PA 5-5 Complete Rehab Buildings 7,9, & 10	18	100,000.00	PA 5-5 Complete Rehab Buildings 7,9, & 10	18
	PA 5-6 Isbir Plumbing and Unit Renovations		100,000.00	PA 5-6 Isbir Plumbing and Unit Renovations	
	Scattered Sites - Site work		10,000.00	Scattered Sites - HVAC Work	
	<b>AMP 3</b>			<b>AMP 3</b>	
	PA 5-7 Unit Reconfig. & Renovation		100,000.00	PA 5-7 Unit Reconfig. & Renovation	
	Subtotal of Estimated Cost		\$ 1,603,340.00		



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Estimated Cost	
\$	1,208,340.00
	25,000.00
	25,000.00
	25,000.00
	10,000.00
	100,000.00
	100,000.00
	10,000.00
	100,000.00
\$	1,603,340.00

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Form HUD-50075.2 (4/2008)

<b>Estimated Cost</b>
\$ 1,123,340.00
10,000.00
100,000.00
50,000.00
10,000.00
100,000.00
100,000.00
10,000.00
100,000.00
\$ 1,603,340.00

Form HUD-50075.2 (4/2008)







**McKeesport Housing Authority**  
**Participation in Mixed Finance & Capital Fund Financing Program**  
**PHA Plan FFY 2009**

**Participation in Mixed Finance & Capital Fund Financing P**

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to apply for Low Income Housing Tax Credits and the Capital Fund Financing Program in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities. Additional details will be provided in Annual Statements.

The Authority plans to apply for the next bond pool available in order to accomplish the following objectives:

- 1) Expedite 504 compliance in Crawford Village
- 2) Reduce the backlog of uncompleted vacant units in Crawford Village.
- 3) Obtain a cost savings in renovating PA 5-1 by completing the work in one phase versus piece-meal contracts.



**Part I: Summary**

PHA Name:  <b>McKeesport Housing Authority</b>	<b>Grant Type and Number</b>  Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: <b>PA28P00550108</b> Date of CFFP: _____	<b>Federal FY of Grant:</b> <u>2008</u> <b>FFY of Grant Approval:</b> <u>2009</u>
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Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. 1 )  
 Performance and Evaluation Report for Period Ending 09/30/2008     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
	Signature of Executive Director _____	Date _____		Signature of Public Housing Director _____	Date _____
		12/12/2008			

Part II: Supporting Pages								
PHA Name: <b>McKeesport Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>PA28P00550108</b> Replacement Housing Factor Grant No:			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 1</b>								
PA 5-1	Complete renovation of rowhouses	1460.00	5	29,636.00	128,393.93			
	Site Work	1450.00		50,000.00	50,000.00			
	A/E fees	1430.00		50,000.00	96,116.33	96,116.33		
PA 5-1	Repayment of debt financing	1501.00		600,000.00				
PA 5-6	504 Conversion - Steelview Manor	1460.00	9	50,000.00	50,000.00			
PA 5-6	Elevator Replacement -Steelview Manor	1460.00	1	250,000.00	134,775.35	134,775.35	168,439.23	
	Replace Railings & Central Laundry	1460.00	8		250,000.00			
	A/E Fees - Railings & Central Laundry	1430.00			26,000.00	26,000.00		
<b>AMP 2</b>								
PA 5-6	Elevator Replacement - Isbir Manor	1460.00	1	250,000.00	283,738.39	283,738.39	151,034.79	
	504 Conversion - Isbir Manor	1460.00	9	50,000.00	50,000.00			
	Relocation Costs	1495.10	6	5,000.00				
	Replace Railings & Central Laundry	1460.00	8		250,000.00			
PA 5-13	A/E Fees - New 3 BR UFAS Unit	1430.00			20,000.00	20,000.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.



<b>Part II: Supporting Pages</b>								
PHA Name:		Grant Type and Number			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Federal FY of Grant:	
<b>McKeesport Housing Authority</b>		Capital Fund Program Grant No: <b>PA28P00550108</b>					<b>2008</b>	
		Replacement Housing Factor Grant:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 2 (Continued)</b>								
	A/E Fees - Railings & Central Laundry	1430.00	2		26,000.00	26,000.00		
PA 5-5	Renovation of Moran Field:	1450.00		75,000.00				
	Site work (grading/fencing/bleachers)	1450.00			197,860.95			City of McKeesport to provide: paving labor & eqt.
	Concrete sidewalks, pads, steps	1450.00			144,895.40			
	Asphalt material only	1450.00			32,243.65			
	A/E Fees	1430.00			35,816.00	35,816.00	3,912.00	
PA 5-11	Purchase land for playground/park	1440.00	1	25,000.00	2,500.00			
	Demo structure and site improvements	1450.00	1	125,000.00	125,000.00			
<b>AMP 3</b>								
PA 5-7	504 Conversion	1460.00	9	100,000.00	20,000.00			
<b>PHA Wide</b>								
	Tenant Outreach, Security Systems	1408.00		15,000.00				
	Consulting Services	1408.00		20,000.00				
	Computer Equipment	1475.00		15,000.00				
	Operating Costs	1406.00		213,704.00				
	COCC Administrative Fee	1410.00		213,704.00	213,704.00	213,704.00	106,852.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.





Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part III: Implementation Schedule for Capital Fund Financing Program**

**PHA Name:** **McKeesport Housing Authority**

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937,

**Part III: Implementation Schedule for Capital Fund Financing Program**

**PHA Name:** **McKeesport Housing Authority**

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937,

<b>Federal FY of Grant:</b> <b>2008</b>
Reasons for Revised Target Dates <sup>1</sup>

as amended.

<b>Federal FY of Grant:</b> <b>2008</b>
Reasons for Revised Target Dates <sup>1</sup>

as amended.

**McKeesport Housing Authority**  
**RHF Debt Financing and Participation in Capital Fund Financing Program**  
**PHA Plan FFY 2010**

**Participation in Capital Fund Financing Program**

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a financing plan using 4% or 9% Tax Credits, an Energy Performance Contract, and a loan with FNMA via the Capital Fund Financing Program to rehabilitate PA 5-1. Additional details will be provided in Annual Statements.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: **Mckeesport Housing Authority**

Grant Type and Number: Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: **PA28P00550107**

Date of CFFP: \_\_\_\_\_

Federal FY of Grant: **2007**

FFY of Grant Approval: **2008**

Type of Grant:  Performance and Evaluation Report for Period Ending **09/30/2008**

Original Annual Statement  Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. **2**)  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	227,941.00	227,941.00	227,941.00	227,941.00
2	1406 Operations (may not exceed 20% of line 21) 3	40,000.00	-	-	-
3	1408 Management Improvements	227,941.00	227,941.00	227,941.00	227,941.00
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	150,000.00	361,499.59	361,499.59	361,499.59
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	50,000.00	-	-	-
9	1450 Site Improvement	856,526.00	807,286.50	807,286.50	807,286.50
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	5,000.00	124,600.00	124,600.00	124,600.00
13	1475 Non-dwelling Equipment	75,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	11,925.00	11,925.00	11,925.00
16	1495.1 Relocation Costs 4	-	-	-	-
17	1499 Development Activities	642,000.00	518,214.91	518,214.91	518,214.91
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	\$ 2,279,408.00	\$ 2,279,408.00	\$ 2,279,408.00	\$ 2,279,408.00
20	Amount of Annual Grant (Sum of lines 2-19)	-	-	-	-
21	Amount of line 20 Related to IBP Activities	450,000.00	453,569.65	453,569.65	453,569.65
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	15,000.00	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

**PA005D01**  
Form HUD-50075.1 (4/2008)

**Part I : Summary**

PHA Name :

**McKeesport Housing Authority**

**Grant Type and Number**

Capital Fund Program Grant No: \_\_\_\_\_  
Date of CFPP: \_\_\_\_\_

Replacement Housing Factor Grant No:

**PA28P00550107**

**Federal FY of Grant:**

**2007**

**FY of Grant Approval:**

**2008**

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. **2**)

Performance and Evaluation Report for Period Ending **09/30/2008**

Final Performance and Evaluation Report

**Line Summary by Development Account**

Signature of Executive Director

Date

*Steve J. Buckler*

12/12/2008

Original

Total Estimated Cost

Revised 2

Obligated

Total Actual Cost 1

Expended

Signature of Public Housing Director

Date

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: **McKeesport Housing Authority** Grant Type and Number: **PA28P00550107** CFFP:  Yes  No Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 1</b>								
PA 5-1	Complete renovation of rowhouses	1460.00	16	208,174.00				Design
	Demolition	1485.00	4	75,000.00	124,600.00	124,600.00	124,600.00	Completed
	Site Work	1450.00	16	50,000.00				Design
	A/E Fees	1430.00		50,000.00	289,705.36	289,705.36	289,705.36	Design
	Relocation Costs	1495.10	10	5,000.00	11,925.00	11,925.00	11,925.00	Completed
	A/E Fees	1430.00	1	5,014.24	5,014.24	5,014.24	5,014.24	Completed
PA 5-4	Roof & Gutter Replacement	1460.00	20	548,352.00	351,164.00	351,164.00	351,164.00	Completed
PA 5-6	Elevator Replacement	1460.00	2		99,430.52	99,430.52	99,430.52	Completed
	504 Unit Conversion	1460.00	5	50,000.00				Moved CFP 08
	A/E Fees	1430.00			9,716.88	9,716.88	9,716.88	Completed
<b>AMP 2</b>								
PA 5-12	A/E Fees	1430.00	1		6,441.54	6,441.54	6,441.54	Completed
	Development of 12 New Units	1460.00	12		171,991.10	171,991.10	171,991.10	Completed
	Repayment of Debt Financing	1501.00	1	642,000.00	518,214.91	518,214.91	518,214.91	Completed
PA 5-5	Complete renovation of rowhouses	1460.00	27		40,673.79	40,673.79	40,673.79	Completed

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.



Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name: **McKeesport Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: PA28P00550107** CFFP:  Yes  No Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>AMP 2 (continued)</b>								
PA 5-6	Elevator Replacement	1460.00	1		111,545.09	111,545.09	111,545.09	Completed
	504 Unit Conversion	1460.00	4	50,000.00	9,716.87	9,716.87	9,716.87	CFP 08 Completed
	A/E Fees	1430.00						
<b>AMP 3</b>								
PA 5-7	504 Unit Conversion A/E Fees	1430.00	7	100,000.00	40,904.70	40,904.70	40,904.70	On Schedule
	Masonry Repair	1460.00	1		32,482.00	32,482.00	32,482.00	Completed
<b>PHA Wide</b>								
	Community Policing, Tenant Outreach, Security & Eqt.	1408.00		5,000.00				
	Part-time Interns	1408.00		15,000.00				
	Resident Initiatives/ Security Dept	1475.00		5,000.00				
	Computer Equipment	1408.00		5,000.00				
	Consulting Services	1406.00		227,941.00	227,941.00	227,941.00	227,941.00	
	Operating Costs	1410.00		227,941.00	227,941.00	227,941.00	227,941.00	
<b>COCC</b>	Administration Fee							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: **Mckeesport Housing Authority**

Grant Type and Number: Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: **PA28R00550109**

Date of CFFP: \_\_\_\_\_

Federal FY of Grant: **2009**

FFY of Grant Approval: **2010**

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending \_\_\_\_\_  Revised Annual Statement (revision no. \_\_\_\_\_)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	3	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	134,968.00	-	-	-
17	1499 Development Activities	4	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 134,968.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	134,968.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
- 4 RHP funds shall be included here.

**RHE-(109)-PA005501**

**Part I: Summary**

PHA Name:

**Mckeesport Housing Authority**

**Grant Type and Number**

Capital Fund Program Grant No:  
Date of CFPP:

Replacement Housing Factor Grant No:  
**PA28R00550109**

Federal FY of Grant:

**2009**

FY of Grant Approval:

**2010**

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. \_\_\_\_\_)

- )

Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending

**Original**

**Total Estimated Cost**

**Revised 2**

**Obligated**

**Total Actual Cost 1**

Signature of Executive Director

Date

Signature of Public Housing Director

Date

*Step 2 Bucklew*

12/12/2008

**Part II: Supporting Pages**

PHA Name:

**Mckeesport Housing Authority**

Grant Type and Number  
 Capital Fund Program Grant No:

Replacement Housing Factor Gra **PA28R00550109**

CFPP:  Yes  No

Federal FY of Grant: **2009**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AHP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	134,968.00				Design

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: McKeesport Housing Authority

Grant Type and Number: Capital Fund Program Grant No: PA28R00550209  
 Replacement Housing Factor Grant No: 2009  
 Date of CFPP: 2010  
 Federal FY of Grant: 2010  
 FY of Grant Approval: 2010

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending  Revised Annual Statement (revision no. \_\_\_\_\_)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	-	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	165,084.00	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 165,084.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	165,084.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

- To be completed for the Performance and Evaluation Report.
- To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- RHF funds shall be included here.

RHF (2009) - PA005F01  
Form HUD-50075.1 (4/2008)

**Part I: Summary**

PHA Name:

**McKeesport Housing Authority**

**Grant Type and Number**

Capital Fund Program Grant No:  
Date of CFPP:

Replacement Housing Factor Grant No:  
**PA28R00550209**

Federal FY of Grant:

**2009**

FY of Grant Approval:

**2010**

Type of Grant

Original Annual Statement  
 Performance and Evaluation Report for Period Ending

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. \_\_\_\_\_)  
 Final Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Revised 2

Obligated Total Actual Cost 1

Signature of Executive Director

Date

12/12/2008

Signature of Public Housing Director

*Step 2 Buehler*

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number		CRFP:		Federal FY of Grant:				
McKeesport Housing Authority		Capital Fund Program Grant No: PA28R00550209		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2009				
		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Development Account No.	Quantity	Original	Revised 1	Funds Obligated 2	Funds Expended 2	Status of Work
AMP 2 PA 5-13		1 New Scattered Site UPAS 3BR		1499.00	1	165,084.00				Design

- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **Mckeesport Housing Authority**

Grant Type and Number: **Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: \_\_\_\_\_**  
 Date of CFFP: **\_\_\_\_\_**

FY of Grant Approval: **2009**

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. \_\_\_\_\_)  
 Performance and Evaluation Report for Period Ending **09/30/2008**  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised <sup>2</sup>	Obligated	Expended <sup>1</sup>
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	3	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	134,968.00	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 134,968.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to IBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	134,968.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

- To be completed for the Performance and Evaluation Report.
- To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- RHF funds shall be included here.



**Part I: Summary**

PHA Name:

**McKeesport Housing Authority**

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

PA28R00550108

Federal FY of Grant:

2008

FY of Grant Approval:

2009

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. \_\_\_\_\_)

Performance and Evaluation Report for Period Ending 09/30/2008

Final Performance and Evaluation Report

Line Summary by Development Account

Original

Total Estimated Cost

Revised<sup>2</sup>

Obligated

Total Actual Cost 1

Expended

Signature of Executive Director

Date

Signature of Public Housing Director

Date

*Steph J. Buckler*

12/12/2008

**Part II: Supporting Pages**

PHA Name:

**McKeesport Housing Authority**

Grant Type and Number  
 Capital Fund Program Grant No:

Replacement Housing Factor Gra  
**PA28R00550108**

CFFP:  Yes  No

Federal FY of Grant:  
**2008**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	134,968.00				Design

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

PHA Name: **McKeesport Housing Authority**

Grant Type and Number  
Capital Fund Program Grant No: \_\_\_\_\_  
Date of CFFP: \_\_\_\_\_  
Replacement Housing Factor Grant No: \_\_\_\_\_  
**PA28R00550208**

Federal FY of Grant: **2008**  
FY of Grant Approval: **2009**

Type of Grant  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending **09/30/2008**  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no. \_\_\_\_\_)  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
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				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 165,084.00	\$ -		\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs	165,084.00			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

RHEOR PAOOSH01

Part I: Summary

PHA Name:

Mckeesport Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Federal FY of Grant:

2008

FFY of Grant Approval:

2009

Date of CFFP:

PA28R00550208

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. )

Performance and Evaluation Report for Period Ending

09/30/2008

Final Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Obligated

Total Actual Cost 1

Signature of Executive Director

Date

Original

Revised?

Signature of Public Housing Director

Date

Expended

*Step 2 B Buckler*

12/12/2008

Signature of Public Housing Director

Date

**Part II: Supporting Pages**

PHA Name: **Mckeesport Housing Authority** Grant Type and Number: Capital Fund Program Grant No.: **PA28R00550208** CFFP:  Yes  No Federal FY of Grant: **2008**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	165,084.00				Design

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: McKeesport Housing Authority

Grant Type and Number: Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: PA28R00550107

Date of CFFP: \_\_\_\_\_

Federal FY of Grant: 2007

FFY of Grant Approval: 2008

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. \_\_\_\_\_)

Performance and Evaluation Report for Period Ending 09/30/2008  Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised	Obligated	Expended
		Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	3	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	40,567.00	-	-	-
17	1499 Development Activities	4	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	\$ 40,567.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	-	-	-	-
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	40,567.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

RHF-107- PA005101

**Part I: Summary**

PHA Name: **Mckeesport Housing Authority** Grant Type and Number: \_\_\_\_\_ Replacement Housing Factor Grant No: **PA28R00550107** Federal FY of Grant: **2007**

Capital Fund Program Grant No: \_\_\_\_\_ Date of CFFP: \_\_\_\_\_ Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_ Federal FY of Grant Approval: **2008**

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. \_\_\_\_\_)  Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending **09/30/2008** Total Estimated Cost \_\_\_\_\_ Total Actual Cost 1 \_\_\_\_\_

Line Summary by Development Account \_\_\_\_\_ Original \_\_\_\_\_ Revised 2 \_\_\_\_\_ Obligated \_\_\_\_\_ Expended \_\_\_\_\_

Signature of Executive Director \_\_\_\_\_ Date **12/12/2008** Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

*Step 2 Bushlan*





**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: \_\_\_\_\_ Grant Type and Number: \_\_\_\_\_ Federal FY of Grant: 2007  
 Capital Fund Program Grant No: \_\_\_\_\_ Replacement Housing Factor Grant No: \_\_\_\_\_  
 Date of CFFP: \_\_\_\_\_ PA28R00550207 FFY of Grant Approval: 2008  
**McKeesport Housing Authority**

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending 09/30/2008  
 Revised Annual Statement (revision no. \_\_\_\_\_)  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21)	3	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	337,186.00	-	337,186.00	337,186.00
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 337,186.00	\$ -	\$ 337,186.00	\$ 337,186.00
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	125,000.00	-	125,000.00	125,000.00
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
- 4 RHF funds shall be included here.

RHF 207- PA005101

**Part I: Summary**

PHA Name:

Grant Type and Number

Federal FY of Grant:

**McKeesport Housing Authority**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

2007

Date of CFFP:

**PA28R00550207**

FY of Grant Approval:

2008

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. )

Performance and Evaluation Report for Period Ending **09/30/2008**

Final Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Revised 2

Obligated

Total Actual Cost 1 Expended

Signature of Executive Director

Date

Signature of Public Housing Director

Date

*Step 2 B Gresham*

12/12/2008

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number		CFRP:		Federal FY of Grant:		
		Capital Fund Program Grant No: PA28R00550207		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 2 PA 5-12	12 New Scattered Site homes	1499.00	12	337,186.00		337,186.00	337,186.00	Completed

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

PHA Name: **McKeesport Housing Authority**

Grant Type and Number: **Capital Fund Program Grant No: [blank] Replacement Housing Factor Grant No: [blank]**

Date of CFFP: **PA28R00550106**

Federal FY of Grant: **2006**

FY of Grant Approval: **2007**

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Period Ending **09/30/2008**  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) 3	-	-	-	-
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	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities 4	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 37,923.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	37,923.00	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

- To be completed for the Performance and Evaluation Report.
- To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- RHF funds shall be included here.

RHF106- PA00SK01

**Part I: Summary**

PHA Name:

**McKeesport Housing Authority**

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Federal FY of Grant:

2006

Date of CFFP:

PA28R00550106

FY of Grant Approval:

2007

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending 09/30/2008

Revised Annual Statement (revision no. \_\_\_\_\_)

Final Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Revised<sup>2</sup>

Obligated

Total Actual Cost

1

Expended

Signature of Executive Director

Date

12/12/2008

Signature of Public Housing Director

*Stan J. Buckler*

**Part II: Supporting Pages**

PHA Name:  <b>Mckeesport Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Program Gra Development Account No.	CFPP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Federal FY of Grant: <b>2006</b>	Total Estimated Cost		Total Actual Cost		Status of Work
				Quantity	Original	Revised 1	Funds Obligated 2	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories							
PMP 2 PA 5-13	New Scattered Site - UFAS 3BR	1499.00	1	37,923.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**  
PHA Name: \_\_\_\_\_  
**McKeesport Housing Authority**

Grant Type and Number: \_\_\_\_\_  
Capital Fund Program Grant No: \_\_\_\_\_  
Date of CFPP: \_\_\_\_\_  
Replacement Housing Factor Grant No: \_\_\_\_\_  
In Process

Federal FY of Grant: \_\_\_\_\_  
CFPP \_\_\_\_\_  
FY of Grant Approval: \_\_\_\_\_  
CFPP \_\_\_\_\_

Type of Grant

- Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending

- Revised Annual Statement (revision no. \_\_\_\_\_)  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ 8,350,000.00			
2	1406 Operations (may not exceed 20% of line 21)				
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	750,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable	12,600,000.00			
12	1470 Non-dwelling Equipment				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 13,350,000.00	\$		
21	Amount of line 20 Related to IBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs	4,672,500.00			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conversation Measures				

- To be completed for the Performance and Evaluation Report.
- To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- RHP funds shall be included here.

**Part I: Summary**

PHA Name:

**Mckeesport Housing Authority**

Grant Type and Number

Capital Fund Program Grant No: In Process  
Date of CFPP:

Replacement Housing Factor Grant No:

Federal FY of Grant:

CFPP

FY of Grant Approval:

CFPP

Type of Grant

Original Annual Statement  Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Period Ending  Final Performance and Evaluation Report

Signature of Executive Director

Date

Original

Total Estimated Cost

Revised?

Obligated

Total Actual Cost 1

Date

Expended

*Steph-2 Buehler*

12/12/2008

Signature of Public Housing Director









**McKeesport Housing Authority  
RHF Debt Financing and Participation in Capital Fund Financing Program  
PHA Plan FFY 2010**

**Participation in Capital Fund Financing Program**

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In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a financing plan using 4% or 9% Tax Credits, an Energy Performance Contract, and a loan with FNMA via the Capital Fund Financing Program to rehabilitate PA 5-1. Additional details will be provided in Annual Statements.

RHF funds will also be utilized in the event additional demolition of structures are deemed feasible as opposed to rehab.

**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

PA005M01

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

McKeesport Housing Authority

PA005

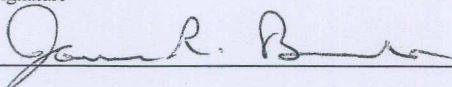
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>13</sup>

Annual PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>13</sup>

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
James R. Brewster	Mayor
Signature	Date
	12/12/08

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

McKeesport Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating & Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

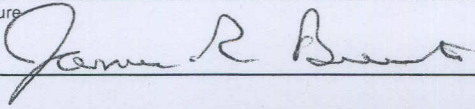
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official James R. Brewster	Title Mayor
Signature X 	Date 12/12/08

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

McKeesport Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating & Capital Funds Section 8 Voucher Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

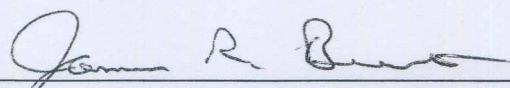
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  James R. Brewster	Title  Mayor
Signature  	Date (mm/dd/yyyy)  12/12/08



## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> A a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> B a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input checked="" type="checkbox"/> Subawardee Tier _____, if known:	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>James R. Brewster</u> Print Name: <u>James R. Brewster</u> Title: <u>Mayor</u> Telephone No.: <u>412-675-5020</u> Date: _____	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

## INSTRUCTIONS for Physical Needs Assessment Form

Instructions for Preparation of Form-Capital Fund Financing Program (CFFP) and Operating Funding Financing Program (OFFP) Physical Needs Assessment (PNA)

Report Submission: Prepare a separate PNA form for each grouping of up to 20 developments in the HA's inventory, which are eligible for Capital Funding Program (CFP) funding, for all HA-wide non-dwelling needs, e.g., maintenance equipment, and for any development needs. Use a separate Tab for each property or HA-wide non-dwelling needs or any development needs. Submit these forms as part of the submission of a PHA Plan when pursuing a CFFP or OFFP Financing. On an as-needed basis, submit a revised form where physical needs have significantly changed since the last needs assessment and the HA wishes to revise its use of CFFP or OFFP proceeds to include uses not previously reflected in a CFFP/OFFP PNA.

### PNA Summary Instructions

HA Name - Enter the HA Name

HA Number - Enter the HA Number

FY Of Assessment - Enter the year the assessment was completed. If the assessment spanned more than one year, enter the year that the Assessment was initiated. Original or Revision. Self-Explanatory.

Date Prepared/Revised. Date Prepared is the date the Original Assessment form was completed. Date Revised is the date of the most recent Revision. If this is an Original submission, leave Date Revised blank.

### Tabs 1-20 Instructions

#### Section 1 - Project Data

- 1.1 Management Office Address - Address of Management Office from which the Project is managed.
- 1.2 Project Name - Enter the Name of the Development.
- 1.3 Development Number - Enter an 11-digit alpha numeric code as follows: Enter an 11-digit alpha numeric code as follows: two-digit State code (alpha); two-digit Field Office code (numeric); P for Public Housing or B for Indian Housing; three-digit HA number (numeric); and three-digit development number (numeric). For example, VA05PO36001. In lieu of a development number, enter "HA-wide" for physical needs that are HA-wide in nature
- 1.4 DOFA Date - Enter the Date of Full Availability (DOFA) in this format: MM/DD/YYYY.
- 1.5 Year of Last Substantial Modernization - Enter the FY when most recent substantial modernization occurred. For purposes of this form, substantial modernization is defined as the replacement/repair of major building systems, which brought the development up to the modernization standards.
- 1.6 Occupancy Rate - This is a calculated field based on the Bedroom Distribution table (1.11).
- 1.7 Latest PASS REAC Score - Provide the latest issued score, on a 100-point basis, for the development.
- 1.8 Total Buildings - Enter the total number of buildings (dwelling and non-dwelling) in the Development.
- 1.9 Occupancy Types - Check all occupancy types that apply.
- 1.1 Structure Types - Check all structure types that apply.
- 1.11 Current Bedroom Distribution - Enter the current number of occupied and vacant units, by bedroom size in 1.11a and 1.11b. This includes Rentable Units Only.
- 1.11a Occupied - Enter the occupied units, as of the date of completing this Form, by bedroom size, in the table.
- 1.11b Vacant - Enter the vacant units, as of the date of this Form, by bedroom size, in the table.

#### Section 2 - Summary Data

- 2.1 PNA Conducted By: (PHA/3rd Party) - Select the applicable check box which best describes who conducted the PNA. Both selections can be chosen if applicable.
- 2.2 First Year Covered by PNA - Enter the first Calendar year that is covered in the PNA. This will be used to project the current needs and 20-year needs.
- 2.3 Length of PNA (in years) - Enter the length of time that the PNA covers. This will be used to project total PNA costs.
- 2.4 Unit Interiors Inspected (#) - This is calculated automatically, based on information provided at 2.14.
- 2.5 Inspector Contact Name: Enter the name of the contact person for the inspection.
- 2.6 Company Name or PHA Title: Enter the name of the company for whom the inspector works, or if conducted by a staff person of the PHA, enter the inspector's job title.
- 2.7 Inspector Contact Phone: Enter the phone number for contacting the inspector.
- 2.8 Data Source(s) for PNA: Check the applicable box or boxes indicating the sources of data for the preparation of the PNA.
- 2.9 Total Residential Buildings: Enter the number of residential buildings in the property.
- 2.1 Number of Building Exteriors Inspected: Enter the number of buildings for which the exteriors were inspected (Reference HUD Handbook 7485.2 for PNA survey requirements).
- 2.11 Total Off-Street Parking Spaces: Enter the number of off-street parking spaces on the site.
- 2.12 Site Acreage: Enter the total number of acres included in the site.
- 2.13 Parking Area (in square feet): Enter the approximate area of the off-street parking spaces.
- 2.14 Units Inspected by Bedroom Size: Enter the number of units for which the interiors were inspected, by bedroom size, into this table.

(Reference HUD Handbook 7485.2 for PNA survey requirements).

- 2.15 Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Check "Yes" or "No". For cost reasonableness, the preliminary estimate of hard costs for work proposed at the development should be 90 percent or less of Total Development Cost (TDC).
- 2.16 Development Has Long-Term Physical and Social Viability: Check "Yes" or "No" as to whether the HA has determined that the development has long-term physical and social viability. Note: If "No" is checked, attach the viability analysis and an explanation of what actions are proposed regarding the nonviable development

Section 3 - Total Physical Needs Summary. This section is a summary that is completed automatically from data entered in Section 4.0.

Section 4 - Physical Needs Cost Estimate

Column Instructions:

Needed Physical Improvements. This section should include the estimated costs of all current and future physical improvements that must be undertaken to bring the development (dwelling and non-dwelling structures, dwelling and non-dwelling equipment, and site) up to a level at least equal to the modernization standards, energy conservation and life-cycle cost effective performance standards and the lead-based paint testing and abatement standards. Also, include any replacements of equipment, systems and structural elements that will be needed, assuming routine and timely maintenance, within the timeframe of the PNA. Enter only physical improvements that are eligible for Capital Fund Program funding.

Use the most appropriate line items for repairs related to: Site (4.9), Common Buildings (4.10), Unit Exteriors (4.11), Unit Interiors (4.12), Mechanical Systems (4.13), and Other (4.14). If you have a unique item not accounted for in each sub-section, modify the "Other (Specify)" line or lines provided. Please note that in Section 4.15 (Special Categories) you are asked to estimate the amount of lead-based paint and asbestos removal costs, and 504 compliance costs that are included in the PNA cost estimates. These are not additive to the PNA cost estimate.

- 4.16 Section 4.16 should include all New Construction activities being proposed, which, since they are not "modernization" in a strict sense, are segregated from the rehabilitation costs in Section 4.9 to 4.15.
- 4.2 Estimate Useful Life (in Years). Enter the number of years the component is expected to be serviceable in your geographic area. This is the "life cycle" of the component adjusted to your conditions.
- 4.3 Useful Life Remaining (in Years). Based on the inspection, estimate the number of years that this component is expected to remain useful before it needs to be replaced or renovated.
- 4.4 Method. The method for calculating the cost of replacing various items differs. For some items, it is the "cost per square foot" or "cost per linear foot". For others, it is a "unit cost". Some other items may be "lump sum". In this column, select the method from the pull down menu that is being used for estimating the replacement/repair cost of the line item.
- 4.5 Total Quantity. Enter the quantity that will be required for each line item, which will then be multiplied by the Cost per Quantity (4.8) and produce the Total Long-Term Need.
- 4.6 Current Needs Quantity. In this column, enter the quantity of each line item that needs immediate repair or replacement. These are existing or backlog needs, and will be treated as a "sub-set" of Year One Needs and will be reflected in the "Immediate" column in Section 3.0 of the PNA.
- 4.7 Cost per Quantity. Enter the estimated Cost for each line item, based on the Method selected in Column 4.5. This estimate should exclude any management improvements, administration, architectural/engineering fees, relocation or other soft costs.

Total Long Term Needs: Long term needs will be automatically calculated based on the projected useful life, estimated useful life remaining, quantity and cost per quantity fields.

The form has been designed to print in portrait mode on 8.5 x 11 paper and will only include the fields from columns A - J. To print the future cost projections, the print area command must be used to change the print area.





<b>Totals</b>		\$ 17,455,700	\$ 8,789,300	\$ 7,430,000	\$ 3,937,100	\$ 19,788,600	\$ 57,400,700	\$ 68,579

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site	\$ 571,000	\$ 874,300	\$ 962,900	\$ 440,500	\$ 1,237,800	\$ 4,086,500	\$ 4,082
sdas	\$ 746,500	\$ -	\$ -	\$ -	\$ -	\$ 746,500	\$ 746
Unit Exteriors	\$ 2,106,000	\$ 1,863,800	\$ 3,469,900	\$ 1,680,800	\$ 7,172,700	\$ 16,293,200	\$ 16,277
Unit Interiors	\$ 5,275,000	\$ 1,436,000	\$ 2,997,000	\$ 1,564,200	\$ 6,944,700	\$ 18,216,900	\$ 18,199
Mechanical	\$ 8,757,200	\$ 4,615,200	\$ 200	\$ 251,600	\$ 4,433,400	\$ 18,057,600	\$ 18,040
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Preliminary Estimated Cost</b>	\$ 17,455,700	\$ 8,789,300	\$ 7,430,000	\$ 3,937,100	\$ 19,788,600	\$ 57,400,700	\$ 57,343

Amount of PNA relating to Lead Paint/Asbestos  
Amount of PNA relating to Section 504 Compliance  
New Construction  
**Total Physical Needs**

\$ 1,145,000	\$ 1,368
\$ 2,003,000	\$ 2,001
\$ -	\$ -
<b>\$ 60,548,700</b>	<b>\$ 60,488</b>

**Physical Needs Assessment**  
**Capital Fund Financing Program/  
 Operating Fund Financing Program**

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

HA Name <b>Mckeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, Mckeesport, PA	(1.3) Development No. PA-5-1	(1.4) DOFA Date 7/31/1943
(1.2) Project Name Crawford Village - Blg 1-22		

(1.5) Year of Last Substantial Mod 1984	(1.9) Occupancy Type(s) (Check all that apply)	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	(1.10) Structure Type(s) (Check all that apply)	<input type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
(1.6) Occupancy Rate (Rentable Units Only) 2%				
(1.7) Latest PASS REAC Score 76c				
Total Units 164				
(1.8) Total Buildings 17				
Occupied Units 3				
Vacant/Rentable Units 0				

**(1.11) Bedroom Distribution**

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		1	1	1		
(1.11b) Vacant		35	79	47		
<b>Total Units</b>	0	36	80	48	0	0
Avg Bedrooms per Unit	2.00					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Pary Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888
(2.4) Unit Interiors Inspected (#) 17		(2.8) Data Source(s) for PNA
Units Inspected as % of Total 10%		<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> REAC Inspections
(2.9) Total Residential Buildings 19		
(2.10) Number of Building Exteriors Inspected 3		
(2.11) Total Off-Street Parking Spaces 20		
(2.12) Site Acreage 10.00 acres		
(2.13) Parking Area (in square feet) 14,600 SF		

**(2.14) Units Inspected by Bedroom Size**

	Eff	1BR	2BR	3BR	4BR	5BR+
	0	4	8	5	0	0

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(2.16) Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**(3.0) Total Physical Needs Summary**



Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 451,000	\$ 20,000	\$ 116,000	\$ -	\$ 3,500	\$ 590,500
Common Buildings	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Unit Exteriors	\$ 2,070,000	\$ 134,900	\$ 112,000	\$ -	\$ 100,000	\$ 2,416,900
Unit Interiors	\$ 4,992,100	\$ -	\$ -	\$ -	\$ 4,992,100	\$ 9,984,200
Mechanical	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000	\$ 3,400,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 9,813,100	\$ 154,900	\$ 228,000	\$ -	\$ 6,795,600	\$ 16,991,600
Amount of PNA relating to Lead Paint/Asbestos	\$ 470,000					\$ 470,000
Amount of PNA relating to Section 504 Compliance	\$ 1,200,000					\$ 1,200,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 16,991,600</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
<b>(4.9) Site</b>	(in yrs)	(in yrs)						
Asphalt/Concrete	30	0	Per Unit	29	20	\$ 6,000.00	\$ 120,000	\$ -
Seal Coat			Other				\$ -	\$ -
Striping			Other				\$ -	\$ -
Curb & Gutter	30	10	Per Unit	29	20	\$ 1,500.00	\$ 30,000	\$ 43,500.00
Pedestrian paving	30	10	Per Unit	29	20	\$ 2,500.00	\$ 50,000	\$ 72,500.00
Signage	20	0	Lump Sum	1		\$ 2,500.00	\$ -	\$ 2,500.00
Water Lines/Mains	40	0	Lump Sum	1	1	\$ 100,000.00	\$ 100,000	\$ -
Sewer Lines/Mains	40	0	Lump Sum	1	1	\$ 125,000.00	\$ 125,000	\$ -
Lighting	30	0	Lump Sum	1	1	\$ 15,000.00	\$ 15,000	\$ -
Storm Drainage							\$ -	\$ -
Landscape	20	5	Per Unit	10	5	\$ 2,000.00	\$ 10,000	\$ 20,000.00
Fencing	20	0	Lump Sum	1	1	\$ 1,000.00	\$ 1,000	\$ 1,000.00
Fence Painting							\$ -	\$ -
Dumpsters & Enclosures							\$ -	\$ -
Electric Distribution							\$ -	\$ -
Playground Areas/Equipment			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
<b>Site Subtotals</b>							\$ 451,000	\$ 139,500.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Other				\$ -	\$ -
Community Building	40	0	Other	1	1	\$ 600,000.00	\$ 600,000	\$ -
Shop			Other				\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -

Laundry Areas			Other				\$ -	\$ -
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ 600,000	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	0	Per Unit	90	45	\$ 1,000.00	\$ 45,000	\$ -
Building Slab			Other				\$ -	\$ -
Roofs	25	0	Per Unit	90	90	\$ 6,555.00	\$ 590,000	\$ -
Canopies			Other				\$ -	\$ -
Tuck-Pointing			Other				\$ -	\$ -
Exterior Paint & Caulking	20	0	Lump Sum	1	1	\$ 35,000.00	\$ 35,000	\$ 35,000.00
Soffits	20	0	Lump Sum	1	1	\$ 65,000.00	\$ 65,000	\$ 65,000.00
Siding	20	5	Per Unit	90	45	\$ 1,110.00	\$ 50,000	\$ 99,900.00
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities			Other				\$ -	\$ -
Exterior Doors	25	0	Other	90	90	\$ 1,222.00	\$ 110,000	\$ -
Windows	25	10	Per Unit	90		\$ 1,244.00	\$ -	\$ 112,000.00
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches	30	0	Per Unit	90	90	\$ 12,666.00	\$ 1,140,000	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting	20	5	Per Unit	90	90	\$ 388.88	\$ 35,000	\$ 35,000.00
Other (Window Shutters)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ 2,070,000	\$ 346,900.00
<b>(4.12) Unit Interiors</b>								
Interior Finishes	20	0	Lump Sum	90	90	\$ 40,523.00	\$ 3,647,100	\$ 3,647,100.00
Interior Doors			Other				\$ -	\$ -
Flooring (non routine)			Other				\$ -	\$ -
Shower/Tub Surrounds			Other				\$ -	\$ -
Bathroom Fixtures	20	0	Per Unit	90	90	\$ 6,255.00	\$ 563,000	\$ 563,000.00
Vanities			Other				\$ -	\$ -
Faucets			Other				\$ -	\$ -
Bathroom Flooring (non cyclical)			Other				\$ -	\$ -
Kitchens	20	0	Per Unit	90	90	\$ 6,800.00	\$ 612,000	\$ 612,000.00
Ranges			Other				\$ -	\$ -
Range Hoods			Other				\$ -	\$ -
Appliances	20	0	Per Unit	90	90	\$ 1,888.00	\$ 170,000	\$ 170,000.00
Counters and Sinks			Other				\$ -	\$ -
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -

Stairs and Handrails			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify) Plaster/Corners			Other				\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ 4,992,100	\$ 4,992,100.00
<b>(4.13) Mechanical</b>								
Water Distribution			Other				\$ -	\$ -
High Efficiency DHW/Heating Boilers	20	0	Lump Sum	1	1	\$ 800,000.00	\$ 800,000	\$ 800,000.00
Electric Distribution	20	0	Lump Sum	1	1	\$ 500,000.00	\$ 500,000	\$ 500,000.00
Hot Water Heaters			Other				\$ -	\$ -
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Other				\$ -	\$ -
Unit Reconfiguration			Other				\$ -	\$ -
Security			Other				\$ -	\$ -
Fire Suppression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Plumbing Piping	20	0	Lump Sum	1	1	\$ 400,000.00	\$ 400,000	\$ 400,000.00
Faucets			Other				\$ -	\$ -
Showerheads			Other				\$ -	\$ -
<b>Mechanical Subtotals</b>							\$ 1,700,000	\$ 1,700,000.00
<b>(4.14) Other</b>								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 9,813,100	\$ 7,178,500
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	20	0	Other	1	1	\$ 470,000.00	\$ 470,000	
Amount of PNA Relating to Section 504 Compliance	20	0	Other	24	24	\$ 50,000.00	\$ 1,200,000	
<b>(4.16) New Construction</b>								
Dwelling Units			Other				\$ -	
Administrative Building			Other				\$ -	
Community Building or Facility			Other				\$ -	
Shop			Other				\$ -	
Storage Area			Other				\$ -	
Family Investment Center			Other				\$ -	
Day Care Center			Other				\$ -	
Laundry Areas(s)			Other				\$ -	
Other (Specify)			Other				\$ -	
Other (Specify)			Other				\$ -	
Other (Specify)			Other				\$ -	

<b>New Construction Subtotals</b>							\$	-
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**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>Mckeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2008	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, Mckeesport, PA	(1.3) Development No. PA-5-2	(1.4) DOFA Date 1/13/1943
(1.2) Project Name Harrison Village Bgs 1 - 5	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	
(1.5) Year of Last Substantial Mod 2003	(1.9) Occupancy Type(s) (Check all that apply)	(1.10) Structure Type(s) (Check all applicable)
(1.6) Occupancy Rate (Rentable Units Only) 90%		S-F Detached Semi-Detached Row or Townhome M-F/Walkup Elevator Non-Dwelling
(1.7) Latest PASS REAC Score 99b		
Total Units 50		
(1.8) Total Buildings		
Occupied Units 45		
Vacant/Rentable Units 5		

**(1.11) Bedroom Distribution**

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		13	21	7	4	0
(1.11b) Vacant		1	3	1	0	0
Total Units	0	14	24	8	4	0
Avg Bedrooms per Unit	2.04					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888
(2.4) Unit Interiors Inspected (#) 7		(2.8) Data Source(s) for PNA <input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 14%		
(2.9) Total Residential Buildings 5		
(2.10) Number of Building Exteriors Inspected 3		
(2.11) Total Off-Street Parking Spaces 22		
(2.12) Site Acreage 2.62 acres		
(2.13) Parking Area (in square feet) 3,838 SF		
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(2.16) Development Has Long-Term Physical and Social Viability <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**(2.14) Units Inspected by Bedroom Size**

Eff	1BR	2BR	3BR	4BR	5BR+
	2	3	1	1	

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ 49,700	\$ -	\$ 85,800	\$ 205,600	\$ 341,100
Common Buildings	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Unit Exteriors	\$ -	\$ -	\$ 17,200	\$ 344,000	\$ 1,054,900	\$ 1,416,100
Unit Interiors	\$ 1,500	\$ -	\$ -	\$ 308,900	\$ 306,700	\$ 617,100
Mechanical	\$ 33,200	\$ -	\$ -	\$ -	\$ 78,200	\$ 111,400
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 74,700	\$ 49,700	\$ 17,200	\$ 738,700	\$ 1,645,400	\$ 2,525,700
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 2,525,700</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	20	20	Per Sq. Ft.	30,100		\$6.00	\$ -	\$ 180,600.00
Seal Coat	10	5	Per Sq. Ft.	21,000		\$2.35	\$ -	\$ 98,800.00
Striping	10	5	Other	22		\$11.04	\$ -	\$ 600.00
Curb & Gutter	20	20	Per Sq. Ft.	1,410		\$15.54	\$ -	\$ 22,000.00
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage	20	15	Other	5		\$84.00	\$ -	\$ 500.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	15	Per Sq. Ft.	34,900		\$1.02	\$ -	\$ 35,600.00
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures	20	20	Per Sq. Ft.	3		\$1,000.00	\$ -	\$ 3,000.00
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 341,100.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Other				\$ -	\$ -
Community Building	40	25	Other	1	1	\$ 40,000.00	\$ 40,000	\$ -
Shop	40	35	Other	1			\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas			Other				\$ -	\$ -

Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ 40,000	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	20	Other	5		\$ 10,000.00	\$ -	\$ 50,000.00
Building Slab	40	20	Other	5		\$ 10,000.00	\$ -	\$ 50,000.00
Roofs	20	20	Per Sq. Ft.	33,250		\$ 5.66	\$ -	\$ 188,200.00
Canopies	20	15	Other	1,376		\$ 250.00	\$ -	\$ 344,000.00
Tuck-Pointing	20	20	Per Sq. Ft.	14,400		\$ 7.67	\$ -	\$ 110,500.00
Exterior Paint & Caulking	10	10	Per Sq. Ft.	14,450		\$ 1.19	\$ -	\$ 34,400.00
Soffits	20	20	Per Sq. Ft.	6,880		\$ 4.37	\$ -	\$ 30,100.00
Siding	20	20	Per Sq. Ft.	6,528		\$ 4.10	\$ -	\$ 26,800.00
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities	20	20	Other	50		\$ 126.00	\$ -	\$ 6,300.00
Exterior Doors	20	20	Other	100		\$ 936.00	\$ -	\$ 93,600.00
Windows	20	20	Other	2,040		\$ 156.00	\$ -	\$ 318,300.00
Gutters/Downspouts	20	20	Other	2,876		\$ 8.40	\$ -	\$ 24,200.00
Columns & Porches	20	20	Other	1,656		\$ 5.58	\$ -	\$ 9,300.00
Decks & Patios	20	20	Per Sq. Ft.	892		\$ 4.87	\$ -	\$ 4,400.00
Exterior Lighting			Other				\$ -	\$ -
Other (Specify) Sliding Doors	20	20	Other	60		\$ 2,100.00	\$ -	\$ 126,000.00
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 1,416,100.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	15	Other	50		\$ 400.00	\$ -	\$ 20,000.00
Interior Doors	20	15	Other	458		\$ 208.80	\$ -	\$ 95,700.00
Flooring (non routine)	20	20	Other	36,074		\$ 3.26	\$ -	\$ 117,700.00
Shower/Tub Surrounds	20	15	Other	50		\$ 710.40	\$ -	\$ 35,600.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	20	Other	50		\$ 562.80	\$ -	\$ 28,200.00
Faucets	20	20	Other	50		\$ 134.80	\$ -	\$ 6,800.00
Bathroom Flooring (non cyclical)	20	20	Per Sq. Ft.	1,324		\$ 3.26	\$ -	\$ 4,400.00
Kitchen Cabinets	20	20	Per Sq. Ft.	2,668		\$ 56.04	\$ -	\$ 149,600.00
Ranges	20	15	Other	50		\$ 348.00	\$ -	\$ 17,400.00
Range Hoods	20	15	Other	50		\$ 310.60	\$ -	\$ 15,600.00
Refrigerators	20	15	Other	50		\$ 678.00	\$ -	\$ 33,900.00
Counters and Sinks	20	15	Other	682		\$ 78.07	\$ -	\$ 53,300.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails	20	15	Other	502		\$ 74.50	\$ -	\$ 37,400.00

Other (Replace Inefficent Lighting)	30	0	Lump Sum	1	1	\$ 1,500.00	\$ 1,500	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ 1,500	\$ 615,600.00
<b>(4.13) Mechanical</b>								
Water Distribution			Other				\$ -	\$ -
Heating Equipt/System			Other				\$ -	\$ -
Electric Distribution	25	20	Per Unit	50		\$ 900.00	\$ -	\$ 45,000.00
Hot Water Heaters			Other				\$ -	\$ -
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equipt/Systems			Other				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Other				\$ -	\$ -
Unit Reconfiguration			Other				\$ -	\$ -
Security			Other				\$ -	\$ -
Fire Supression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Commodos (Install Low Flow Fixtures)	20	0	Per Unit	65	65	\$ 475.00	\$ 30,900	\$ 30,900.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	119	119	\$ 7.10	\$ 900	\$ 900.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	53	53	\$ 26.00	\$ 1,400	\$ 1,400.00
<b>Mechanical Subtotals</b>							\$ 33,200	\$ 78,200.00
<b>(4.14) Other</b>								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 74,700	\$ 2,451,000
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	0	0	Other	-	-	\$ -	\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance	0	0	Other	-	-	\$ -	\$ -	\$ -
<b>(4.16) New Construction</b>								
Dwelling Units			Other				\$ -	\$ -
Administrative Building			Other				\$ -	\$ -
Community Building or Facility			Other				\$ -	\$ -
Shop			Other				\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas(s)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
<b>New Construction Subtotals</b>							\$ -	\$ -



**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>Mckeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, Mckeesport, PA	(1.3) Development No. PA-5-3	(1.4) DOFA Date 7/31/1943
(1.2) Project Name Crawford Village - Blg 23-41		

(1.5) Year of Last Substantial Mod 1994	(1.9) Occupancy Type(s) (Check all that apply)	(1.10) Structure Type(s) (Check all that apply)
(1.6) Occupancy Rate (Rentable Units Only) 93%	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	<input type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
(1.7) Latest PASS REAC Score 93b		
Total Units 150		
(1.8) Total Buildings 19		
Occupied Units 140		
Vacant/Rentable Units 10		

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		36	65	28	11	
(1.11b) Vacant		2	3	4	1	
<b>Total Units</b>	<b>0</b>	<b>38</b>	<b>68</b>	<b>32</b>	<b>12</b>	<b>0</b>
Avg Bedrooms per Unit	2.10					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Pary Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888

(2.4) Unit Interiors Inspected (#) 17	(2.8) Data Source(s) for PNA	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 11%		
(2.9) Total Residential Buildings 19		
(2.10) Number of Building Exteriors Inspected 3		
(2.11) Total Off-Street Parking Spaces 86		

	Eff	1BR	2BR	3BR	4BR	5BR+
	0	4	7	4	2	0

(2.12) Site Acreage 12.00 acres	(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(2.13) Parking Area (in square feet) 35,560 SF	(2.16) Development Has Long-Term Physical and Social Viability <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 20,000	\$ 38,400	\$ 284,700	\$ 328,600	\$ 1,100	\$ 672,800
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ 36,000	\$ 241,600	\$ 632,100	\$ 1,126,800	\$ 864,200	\$ 2,900,700
Unit Interiors	\$ 20,000	\$ 60,000	\$ 491,700	\$ 1,255,300	\$ 75,100	\$ 1,902,100
Mechanical	\$ 1,070,300	\$ -	\$ -	\$ -	\$ 1,070,300	\$ 2,140,600
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 1,146,300	\$ 340,000	\$ 1,408,500	\$ 2,710,700	\$ 2,010,700	\$ 7,616,200
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ 10,000					\$ 10,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 7,616,200</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
<b>(4.9) Site</b>	(in yrs)	(in yrs)						
Asphalt/Concrete	20	15	Per Sq. Ft.	54,760		\$ 6.00	\$ -	\$ 328,600.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	10	10	Per Sq. Ft.	86		\$ 11.04	\$ -	\$ 2,000.00
Curb & Gutter	30	10	Per Linear Foot	1,990		\$ 15.54	\$ -	\$ 31,000.00
Pedestrian paving	30	10	Per Sq. Ft.	60,900		\$ 1.98	\$ -	\$ 120,600.00
Signage	20	20	Other	1		\$ 84.80	\$ -	\$ 100.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting	30	0	Lump Sum	1	1	\$ 20,000.00	\$ 20,000	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	5	Per Sq. Ft.	37,616		\$ 1.02	\$ -	\$ 38,400.00
Fencing	20	10	Per Sq. Ft.	5,298		\$ 23.22	\$ -	\$ 123,100.00
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures	20	10	Per Sq. Ft.	9		\$ 1,000.00	\$ -	\$ 9,000.00
Electric Distribution			Other				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ 20,000	\$ 652,800.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -

Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ -	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	30	15	Other	19		\$ 10,000.00	\$ -	\$ 190,000.00
Building Slab			Other				\$ -	\$ -
Roofs	20	15	Other	84,456		\$ 5.66	\$ -	\$ 478,100.00
Canopies	25	10	Other	1,393		\$ 250.00	\$ -	\$ 348,300.00
Tuck-Pointing	20	20	Other	102,496		\$ 7.67	\$ -	\$ 786,200.00
Exterior Paint & Caulking	20	5	Other	21,290		\$ 4.97	\$ -	\$ 105,900.00
Soffits	20	10	Other	2,544		\$ 4.37	\$ -	\$ 11,200.00
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes	25	20	Per Sq. Ft.	1,141		\$ 8.10	\$ -	\$ 9,300.00
Landings & Railings	25	5	Other	2,899		\$ 46.80	\$ -	\$ 135,700.00
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities	20	10	Other	150		\$ 126.00	\$ -	\$ 18,900.00
Exterior Doors	20	10	Other	271		\$ 936.00	\$ -	\$ 253,700.00
Windows	20	15	Other	1,300		\$ 300.00	\$ -	\$ 390,000.00
Gutters/Downspouts	20	15	Other	7,946		\$ 8.40	\$ -	\$ 66,800.00
Columns & Porches	20	15	Other	323		\$ 5.58	\$ -	\$ 1,900.00
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting	30	0	Other	18	18	\$ 2,000.00	\$ 36,000	\$ -
Other (Specify)	20	20	Other	440		\$ 156.00	\$ -	\$ 68,700.00
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ 36,000	\$ 2,864,700.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	5	Other	150		\$ 400.00	\$ -	\$ 60,000.00
Interior Doors	20	15	Other	1,564		\$ 208.80	\$ -	\$ 326,600.00
Flooring (non routine)	20	15	Other	117,669		\$ 3.26	\$ -	\$ 383,700.00
Shower/Tub Surrounds	20	15	Other	150		\$ 710.40	\$ -	\$ 106,600.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	10	Other	150		\$ 562.80	\$ -	\$ 84,500.00
Faucets	20	10	Other	150		\$ 134.40	\$ -	\$ 20,200.00
Bathroom Flooring (non cyclical)	20	10	Other	3,717		\$ 3.26	\$ -	\$ 12,200.00
Kitchen Cabinets	20	10	Other	1,729		\$ 56.04	\$ -	\$ 96,900.00
Ranges	20	10	Other	150		\$ 348.00	\$ -	\$ 52,200.00
Range Hoods	20	10	Other	150		\$ 310.80	\$ -	\$ 46,700.00
Refrigerators	20	10	Other	150		\$ 678.00	\$ -	\$ 101,700.00
Counters and Sinks	20	10	Other	989		\$ 78.07	\$ -	\$ 77,300.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -

Stairs and Handrails	20	20	Other	1,008		\$ 74.50	\$ -	\$ 75,100.00
Other (Replace Inefficient Lighting)	30	0	Lump Sum	1	1	\$ 20,000.00	\$ 20,000	\$ -
Other (Specify) Window Stools	20	15	Other	1,300		\$ 50.00	\$ -	\$ 65,000.00
Other (Specify) Plaster/Corners	20	15	Per Sq. Ft.	5,364		\$ 69.60	\$ -	\$ 373,400.00
<b>Unit Interior Subtotals</b>							\$ 20,000	\$ 1,882,100.00

**(4.13) Mechanical**

Water Distribution			Per Sq. Ft.				\$ -	\$ -
High Efficiency DHW/Heating Boilers	20	0	Per Unit	18	18	\$ 55,000.00	\$ 990,000	\$ 990,000.00
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Commodes (Install Low Flow Fixtures)	20	0	Per Unit	156	156	\$ 475.00	\$ 74,100	\$ 74,100.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	308	308	\$ 7.10	\$ 2,200	\$ 2,200.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	152	152	\$ 26.00	\$ 4,000	\$ 4,000.00
<b>Mechanical Subtotals</b>							\$ 1,070,300	\$ 1,070,300.00

**(4.14) Other**

Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -

<b>GRAND TOTAL</b>							\$ 1,110,300	\$ 6,469,900
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**(4.15) Special Categories**

Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other	-	-	\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance	20	0	Other	1	1	\$ 10,000.00	\$ 10,000

**(4.16) New Construction**

Dwelling Units			Per Sq. Ft.				\$ -
Administrative Building			Per Sq. Ft.				\$ -
Community Building or Facility			Per Sq. Ft.				\$ -
Shop			Per Sq. Ft.				\$ -
Storage Area			Per Sq. Ft.				\$ -
Family Investment Center			Per Sq. Ft.				\$ -
Day Care Center			Per Sq. Ft.				\$ -
Laundry Areas(s)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -

<b>New Construction Subtotals</b>							\$	-
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**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, McKeesport, PA	(1.3) Development No. PA-5-4	(1.4) DOFA Date 11/29/1951
(1.2) Project Name Crawford Village Bldgs 42-62		

(1.5) Year of Last Substantial Mod 1990	(1.9) Occupancy Type(s) (Check all that apply)	(1.10) Structure S-F Detached Semi-Detached Row or Townhome M-F/Walkup Elevator Non-Dwelling
(1.6) Occupancy Rate (Rentable Units Only) 83%	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	
(1.7) Latest PASS REAC Score 78b		
Total Units 198		
(1.8) Total Buildings 21		
Occupied Units 165		
Vacant/Rentable Units 33		

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		57	74	34		
(1.11b) Vacant		11	15	7		
Total Units	0	68	89	41	0	0
Avg Bedrooms per Unit		1.86				

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Pary Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888

(2.4) Unit Interiors Inspected (#) 21	(2.8) Data Source(s) for PNA	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 11%		
(2.9) Total Residential Buildings 21		
(2.10) Number of Building Exteriors Inspected 3		
(2.11) Total Off-Street Parking Spaces 34		

	Eff	1BR	2BR	3BR	4BR	5BR+
(2.12) Site Acreage 14.23 acres		7	9	5		
(2.13) Parking Area (in square feet) 14,471 SF						

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(2.16) Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ 736,200	\$ 338,000	\$ 400	\$ -	\$ 1,074,600
Common Buildings	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Unit Exteriors	\$ -	\$ 237,200	\$ 2,188,000	\$ 210,000	\$ 898,600	\$ 3,533,800
Unit Interiors	\$ 177,400	\$ 1,246,400	\$ -	\$ -	\$ 180,200	\$ 1,604,000
Mechanical	\$ 1,176,400	\$ 3,833,200	\$ -	\$ -	\$ 1,176,400	\$ 6,186,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 1,360,300	\$ 6,053,000	\$ 2,526,000	\$ 210,400	\$ 2,255,200	\$ 12,404,900
Amount of PNA relating to Lead Paint/Asbestos	\$ 25,000					\$ 25,000
Amount of PNA relating to Section 504 Compliance	\$ 25,000					\$ 25,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 12,404,900</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	20	5	Per Sq. Ft.	96,232		\$ 6.00	\$ -	\$ 577,400.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	10	5	Per Sq. Ft.	34		\$ 11.04	\$ -	\$ 800.00
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving	20	5	Per Sq. Ft.	75,915		\$ 1.98	\$ -	\$ 150,400.00
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	10	Per Sq. Ft.	42,765		\$ 1.02	\$ -	\$ 43,700.00
Fencing	20	10	Per Sq. Ft.	12,672		\$ 23.22	\$ -	\$ 294,300.00
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures	20	5	Per Sq. Ft.	8		\$ 1,000.00	\$ -	\$ 8,000.00
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 1,074,600.00

**(4.10) Common Buildings--Rehab Only**

Administrative Building	40	32	Other	1	1	\$ 6,500.00	\$ 6,500	\$ -
Community Building			Other				\$ -	\$ -
Shop			Other				\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas			Other				\$ -	\$ -

Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ 6,500	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	15	Other	21		\$ 10,000.00	\$ -	\$ 210,000.00
Building Slab			Other				\$ -	\$ -
Roofs	20	20	Other	99,250		\$ 5.66	\$ -	\$ 561,800.00
Canopies	20	20	Other	990		\$ 250.00	\$ -	\$ 247,500.00
Tuck-Pointing	20	10	Other	146,655		\$ 7.67	\$ -	\$ 1,124,900.00
Exterior Paint & Caulking	20	10	Other	26,161		\$ 4.97	\$ -	\$ 130,100.00
Soffits	20	20	Other	3,768		\$ 4.37	\$ -	\$ 16,500.00
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes	20	5	Other	6,133		\$ 8.10	\$ -	\$ 49,700.00
Landings & Railings	20	10	Other	2,019		\$ 46.80	\$ -	\$ 94,500.00
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities	20	10	Other	148		\$ 126.00	\$ -	\$ 18,700.00
Exterior Doors	20	10	Other	395		\$ 936.00	\$ -	\$ 369,800.00
Windows	20	10	Other	1,500		\$ 300.00	\$ -	\$ 450,000.00
Gutters/Downspouts	20	20	Other	8,662		\$ 8.40	\$ -	\$ 72,800.00
Columns & Porches			Other				\$ -	\$ -
Decks & Patios	20	5	Other	7,970		\$ 8.10	\$ -	\$ 64,600.00
Exterior Lighting			Other				\$ -	\$ -
Other (Specify) GAS UTILITIES	40	5	Other	148		\$ 830.00	\$ -	\$ 122,900.00
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 3,533,800.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	5	Other	148		\$ 400.00	\$ -	\$ 59,200.00
Interior Doors	20	5	Other	750		\$ 208.80	\$ -	\$ 156,600.00
Flooring (non routine)	20	5	Other	72,065		\$ 3.26	\$ -	\$ 235,000.00
Shower/Tub Surrounds	20	0	Other	148		\$ 710.40	\$ -	\$ 105,200.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	5	Other	148		\$ 562.80	\$ -	\$ 83,300.00
Faucets	20	5	Other	148		\$ 134.40	\$ -	\$ 19,900.00
Bathroom Flooring (non cyclical)	20	5	Other	5,454		\$ 3.26	\$ -	\$ 17,800.00
Kitchen Cabinets	20	5	Other	1,200		\$ 200.00	\$ -	\$ 240,000.00
Ranges	20	5	Other	148		\$ 348.00	\$ -	\$ 51,600.00
Range Hoods	20	5	Other	148		\$ 310.80	\$ -	\$ 46,000.00
Refrigerators	20	5	Other	148		\$ 678.00	\$ -	\$ 100,400.00
Counters and Sinks	20	5	Other	148		\$ 400.00	\$ -	\$ 59,200.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails	20	5	Other	1,374	1,374	\$ 74.50	\$ 102,400	\$ 102,400.00



Other (Replace Inefficent Lighting)	20	0	Lump Sum	1	1	\$ 75,000.00	\$ 75,000	\$ 75,000.00
Other (Window Stools)	20	5	Other	1,500		\$ 50.00		\$ 75,000.00
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ 177,400	\$ 1,426,600.00
<b>(4.13) Mechanical</b>								
Water Distribution			Other				\$ -	\$ -
High Efficiency DHW/Heating Boilers	20	0	Per Unit	20	20	\$ 55,000.00	\$ 1,100,000	\$ 1,100,000.00
Electric Disribution	25	5	Other	148		\$ 900.00	\$ -	\$ 133,200.00
Hot Water Heaters			Other				\$ -	\$ -
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Other				\$ -	\$ -
Unit Reconfiguration	25	5	Per Unit	148		\$ 25,000.00	\$ -	\$ 3,700,000.00
Security			Other				\$ -	\$ -
Fire Supression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Commodes (Install Low Flow Fixtures)	20	0	Per Unit	148	148	\$ 475.00	\$ 70,300	\$ 70,300.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	296	296	\$ 7.10	\$ 2,200	\$ 2,200.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	148	148	\$ 26.00	\$ 3,900	\$ 3,900.00
<b>Mechanical Subtotals</b>							\$ 1,176,400	\$ 5,009,600.00
<b>(4.14) Other</b>								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 1,360,300	\$ 11,044,600.00
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Comp	20	0	Other	1	1	\$ 25,000.00	\$ 25,000	
Amount of PNA Relating to Section 504 Compliance	20	0	Other	1	1	\$ 25,000.00	\$ 25,000	

**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:	12/15/2008
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**(1.0) Project Data**

(1.1) Management Office Address	2901 Brownlee, McKeesport, PA	(1.3) Development No.	PA-5-5	(1.4) DOFA Date	3/31/1954
(1.2) Project Name	Harrison Vill. Bldgs: 7-9, 12-15	(1.5) Year of Last Substantial Mod	2006	(1.6) Occupancy Rate (Rentable Units Only)	88%
(1.7) Latest PASS REAC Score	85c	(1.9) Occupancy Type(s) (Check all that apply)	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	(1.10) Structure (Check all applicable)	<input type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
Total Units	57				
(1.8) Total Buildings	8				
Occupied Units	50				
Vacant/Rentable Units	7				

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		13	8	22	7	
(1.11b) Vacant		3	1	2	1	
Total Units	0	16	9	24	8	0
Avg Bedrooms per Unit	2.46					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name:	John West & David Kuretich
(2.2) First Year Covered by PNA	2009	(2.6) Company Name or PHA Title:	Tower Engineering
(2.3) Length of PNA (in years)	20	(2.7) Inspector Contact Phone:	412-931-8888
(2.4) Unit Interiors Inspected (#)	8	(2.8) Data Source(s) for PNA	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total	14%		
(2.9) Total Residential Buildings	8		
(2.10) Number of Building Exteriors Inspected	2		
(2.11) Total Off-Street Parking Spaces	35		
(2.12) Site Acreage	4.65 acres		
(2.13) Parking Area (in square feet)	6,429 SF		
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(2.16) Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

	Eff	1BR	2BR	3BR	4BR	5BR+
	0	2	2	3	1	0

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ 400	\$ -	\$ 559,100	\$ 559,500
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ 61,300	\$ -	\$ 2,295,400	\$ 2,356,700
Unit Interiors	\$ -	\$ -	\$ 22,800	\$ -	\$ 648,700	\$ 671,500
Mechanical	\$ 874,200	\$ 750,000	\$ -	\$ -	\$ 216,400	\$ 1,840,600
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 874,200	\$ 750,000	\$ 84,500	\$ -	\$ 3,719,600	\$ 5,428,300
Amount of PNA relating to Lead Paint/Asbestos	\$ 150,000					\$ 150,000
Amount of PNA relating to Section 504 Compliance	\$ 300,000					\$ 300,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 5,428,300</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
<b>(4.9) Site</b>	(in yrs)	(in yrs)						
Asphalt/Concrete	20	20	Per Sq. Ft.	32,296		\$ 6.00	\$ -	\$ 193,800.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	10	10	Per Sq. Ft.	35		\$ 11.04	\$ -	\$ 800.00
Curb & Gutter	20	20	Per Linear Foot	2,251		\$ 15.54	\$ -	\$ 35,000.00
Pedestrian paving	20	20	Per Sq. Ft.	23,100		\$ 1.98	\$ -	\$ 45,800.00
Signage	20	20	Other	1		\$ 84.00	\$ -	\$ 100.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	20	Per Sq. Ft.	16,890		\$ 1.02	\$ -	\$ 17,300.00
Fencing	20	20	Per Sq. Ft.	7,628		\$ 23.22	\$ -	\$ 177,200.00
Fence Painting	20	20	Per Sq. Ft.	1,484		\$ 0.74	\$ -	\$ 1,100.00
Dumpsters & Enclosures	20	20	Per Sq. Ft.	4		\$ 1,000.00	\$ -	\$ 4,000.00
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment	20	20	Per Sq. Ft.	2,700		\$ 31.23	\$ -	\$ 84,400.00
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 559,500.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -

Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ -	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	20	Other	8		\$ 10,000.00	\$ -	\$ 80,000.00
Building Slab			Other				\$ -	\$ -
Roofs	20	20	Other	43,242		\$ 5.66	\$ -	\$ 244,800.00
Canopies	20	20	Other	534		\$ 250.00	\$ -	\$ 133,500.00
Tuck-Pointing	20	20	Other	53,683		\$ 7.67	\$ -	\$ 411,800.00
Exterior Paint & Caulking	20	10	Other	12,328		\$ 4.97	\$ -	\$ 61,300.00
Soffits	20	20	Other	3,855		\$ 4.37	\$ -	\$ 16,900.00
Siding	20	20	Other	2,458		\$ 4.10	\$ -	\$ 10,100.00
Exterior Stairwells/Fire Escapes	20	20	Other	568		\$ 8.10	\$ -	\$ 4,700.00
Landings & Railings	20	20	Other	133		\$ 46.80	\$ -	\$ 6,300.00
Balconies & Railings	20	20	Other	743		\$ 46.80	\$ -	\$ 34,800.00
Mail Facilities	20	20	Other	57		\$ 126.00	\$ -	\$ 7,200.00
Exterior Doors	20	20	Other	132		\$ 936.00	\$ -	\$ 123,600.00
Windows	20	20	Other	7,393		\$ 156.00	\$ -	\$ 1,153,400.00
Gutters/Downspouts	20	20	Other	3,719		\$ 8.40	\$ -	\$ 31,300.00
Columns & Porches	20	20	Other	1,028		\$ 5.58	\$ -	\$ 5,800.00
Decks & Patios	20	20	Other	3,849		\$ 8.10	\$ -	\$ 31,200.00
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 2,356,700.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	10	Other	57		\$ 400.00	\$ -	\$ 22,800.00
Interior Doors	20	20	Other	581		\$ 208.80	\$ -	\$ 121,400.00
Flooring (non routine)	20	20	Other	62,596		\$ 3.26	\$ -	\$ 204,100.00
Shower/Tub Surrounds	20	20	Other	57		\$ 710.40	\$ -	\$ 40,500.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	20	Other	57		\$ 562.80	\$ -	\$ 32,100.00
Faucets	20	20	Other	57		\$ 134.40	\$ -	\$ 7,700.00
Bathroom Flooring (non cyclical)	20	20	Other	2,567		\$ 3.26	\$ -	\$ 8,400.00
Kitchen Cabinets	20	20	Other	792		\$ 56.04	\$ -	\$ 44,400.00
Ranges	20	20	Other	57		\$ 348.00	\$ -	\$ 19,900.00
Range Hoods	20	20	Other	57		\$ 310.80	\$ -	\$ 17,800.00
Refrigerators	20	20	Other	57		\$ 678.00	\$ -	\$ 38,700.00
Counters and Sinks	20	20	Other	658		\$ 78.07	\$ -	\$ 51,400.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails	20	20	Other	836		\$ 74.50	\$ -	\$ 62,300.00

Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ -	\$ 671,500.00
<b>(4.13) Mechanical</b>								
Thermostats (Install Temperature Limiting Type)	20	0	Lump Sum	57		\$ 200.00	\$ 9,200	\$ 11,400.00
High Efficiency DHW/Heating Boilers	20	0	Per Unit	3	15	\$ 55,000.00	\$ 825,000	\$ 165,000.00
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration	25	5	Per Unit	30		\$ 25,000.00	\$ -	\$ 750,000.00
Security			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Commodos (Install Low Flow Fixtures)	20	0	Per Unit	80	80	\$ 475.00	\$ 38,000	\$ 38,000.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	137	137	\$ 7.10	\$ 1,000	\$ 1,000.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	35	35	\$ 26.00	\$ 1,000	\$ 1,000.00
<b>Mechanical Subtotals</b>							\$ 874,200	\$ 966,400.00
<b>(4.14) Other</b>								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 874,200	\$ 4,554,100.00
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	20	0	Other	30	30	\$ 5,000.00	\$ 150,000	
Amount of PNA Relating to Section 504 Compliance	20	0	Other	3	3	\$ 100,000.00	\$ 300,000	

**Physical Needs Assessment**  
**Capital Fund Financing Program/  
 Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:	12/15/2008
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**(1.0) Project Data**

(1.1) Management Office Address	2901 Brownlee, McKeesport, PA	(1.3) Development No.	PA-5-6	(1.4) DOFA Date	11/30/1962
(1.2) Project Name	Steelview Manor	(1.9) Occupancy Type(s) (Check all that apply)	<input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input checked="" type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	(1.5) Year of Last Substantial Mod	1984
(1.6) Occupancy Rate (Rentable Units Only)	90%	(1.10) Structure Type(s) (Check all that apply)	<input type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling	(1.7) Latest PASS REAC Score	80b
Total Units	88	(1.8) Total Buildings	1	Occupied Units	79
Vacant/Rentable Units	9				

**(1.11) Bedroom Distribution**

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	19	46	14	0	0	0
(1.11b) Vacant	3	5	1	0	0	0
<b>Total Units</b>	<b>22</b>	<b>51</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>

Avg Bedrooms per Unit 1.18

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name:	John West & David Kuretich
(2.2) First Year Covered by PNA	2009	(2.6) Company Name or PHA Title:	Tower Engineering
(2.3) Length of PNA (in years)	20	(2.7) Inspector Contact Phone:	412-931-8888
(2.4) Unit Interiors Inspected (#)	11	(2.8) Data Source(s) for PNA	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total	13%		
(2.9) Total Residential Buildings	1		
(2.10) Number of Building Exteriors Inspected	1		
(2.11) Total Off-Street Parking Spaces	53		
(2.12) Site Acreage	2.46 acres		
(2.13) Parking Area (in square feet)	17,742 SF		
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(2.16) Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**(2.14) Units Inspected by Bedroom Size**

	Eff	1BR	2BR	3BR	4BR	5BR+
	3	6	2	0	0	0

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ 10,000	\$ 221,400	\$ -	\$ 30,600	\$ 262,000
Common Buildings	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Unit Exteriors	\$ -	\$ 316,200	\$ 140,300	\$ -	\$ 486,100	\$ 942,600
Unit Interiors	\$ 44,000	\$ -	\$ 686,000	\$ -	\$ 59,500	\$ 789,500
Mechanical	\$ 732,300	\$ 32,000	\$ -	\$ 176,000	\$ 47,300	\$ 987,600
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 826,300	\$ 358,200	\$ 1,047,700	\$ 176,000	\$ 623,500	\$ 3,031,700
Amount of PNA relating to Lead Paint/Asbestos	\$ 175,000					\$ 175,000
Amount of PNA relating to Section 504 Compliance	\$ 60,000					\$ 60,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 3,031,700</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	20	10	Per Sq. Ft.	24,758		\$ 6.00	\$ -	\$ 148,600.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	10	10	Per Sq. Ft.	53		\$ 11.04	\$ -	\$ 1,200.00
Curb & Gutter	20	10	Per Linear Foot	2,230		\$ 15.54	\$ -	\$ 34,700.00
Pedestrian paving	20	10	Per Sq. Ft.	15,607		\$ 1.98	\$ -	\$ 31,000.00
Signage	20	10	Other	1		\$ 84.00	\$ -	\$ 100.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting	30	5	Lump Sum	1	-	\$ 10,000.00	\$ -	\$ 10,000.00
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	10	Per Sq. Ft.	6,269		\$ 1.02	\$ -	\$ 6,400.00
Fencing	20	0	Per Sq. Ft.	2,000		\$ 15.00	\$ -	\$ 30,000.00
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 262,000.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building	20	20	Per Sq. Ft.	669		\$ 65.00	\$ -	\$ 43,500.00
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas	20	0	Per Sq. Ft.	1	1	\$ 50,000.00	\$ 50,000	\$ 50,000.00

Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes	20	20	Per Sq. Ft.	4,219		\$ 10.00	\$ -	\$ 42,200.00
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ 50,000	\$ 135,700.00
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	20	Other	1		\$ 10,000.00	\$ -	\$ 10,000.00
Building Slab	40	20	Other	1		\$ 10,000.00	\$ -	\$ 10,000.00
Roofs	20	5	Other	9,726		\$ 14.84	\$ -	\$ 144,400.00
Canopies	20	20	Other	13		\$ 500.00	\$ -	\$ 6,500.00
Tuck-Pointing	20	20	Other	44,321		\$ 7.67	\$ -	\$ 340,000.00
Exterior Paint & Caulking	20	5	Other	7,992		\$ 4.97	\$ -	\$ 39,800.00
Soffits	20	20	Other	10,100		\$ 1.00	\$ -	\$ 10,100.00
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes	20	10	Per Sq. Ft.	134		\$ 8.20	\$ -	\$ 1,100.00
Landings & Railings	20	10	Other	409		\$ 46.80	\$ -	\$ 19,200.00
Balconies & Railings	20	0	Other	1,519		\$ 65.00	\$ -	\$ 98,800.00
Mail Facilities	20	20	Other	89		\$ 120.00	\$ -	\$ 10,700.00
Exterior Doors	20	5	Other	141		\$ 936.00	\$ -	\$ 132,000.00
Windows	20	10	Other	400		\$ 300.00	\$ -	\$ 120,000.00
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 942,600.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	10	Other	89		\$ 400.00	\$ -	\$ 35,600.00
Interior Doors	20	10	Other	546		\$ 208.80	\$ -	\$ 114,100.00
Flooring (non routine)	20	10	Other	54,931		\$ 3.26	\$ -	\$ 179,100.00
Shower/Tub Surrounds	20	10	Other	89		\$ 710.40	\$ -	\$ 63,300.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	10	Other	94		\$ 562.80	\$ -	\$ 53,000.00
Faucets	20	10	Other	94		\$ 134.40	\$ -	\$ 12,700.00
Bathroom Flooring (non cyclical)	20	10	Other	2,549		\$ 3.26	\$ -	\$ 8,400.00
Kitchen Cabinets	20	10	Other	982		\$ 56.04	\$ -	\$ 55,100.00
Ranges	20	10	Other	89		\$ 348.00	\$ -	\$ 31,000.00
Range Hoods	20	10	Other	89		\$ 310.80	\$ -	\$ 27,700.00
Refrigerators	20	10	Other	89		\$ 678.00	\$ -	\$ 60,400.00
Counters and Sinks	20	10	Other	584		\$ 78.07	\$ -	\$ 45,600.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails	40	20	Other	529		\$ 74.50	\$ -	\$ 39,500.00



Other (Replace Inefficent Lighting)	30	0	Lump Sum	1	1	\$ 44,000.00	\$ 44,000	\$ -
Other (Window Stools)	20	20	Other	400		\$ 50.00	\$ -	\$ 20,000.00
<b>Unit Interior Subtotals</b>							\$ 44,000	\$ 745,500.00
<b>(4.13) Mechanical</b>								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Cut-in Two Way Hydronic Zone Valves, Add Thermostats, Revise Piping for Variable Flow, Eliminate Overheating Of Units	25	0	Lump Sum	1	1	\$ 625,000.00	\$ 625,000	\$ -
Electric Distribution	25	5	Per Unit	8		\$ 4,000.00	\$ -	\$ 32,000.00
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels	40	15	Per Unit	88	-	\$ 2,000.00	\$ -	\$ 176,000.00
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equipt/Systems			Per Sq. Ft.				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security			Per Sq. Ft.				\$ -	\$ -
Fire Suspression System			Per Sq. Ft.				\$ -	\$ -
Generator	40	0	Lump Sum	1	1	\$ 60,000.00	\$ 60,000	\$ -
Elevators	40	39	Per Unit	2		\$ 250,000.00	\$ -	\$ -
Commodes (Install Low Flow Fixtures)	20	0	Per Unit	92	92	\$ 475.00	\$ 43,700	\$ 43,700.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	183	183	\$ 7.10	\$ 1,300	\$ 1,300.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	88	88	\$ 26.00	\$ 2,300	\$ 2,300.00
<b>Mechanical Subtotals</b>							\$ 732,300	\$ 255,300.00
<b>(4.14) Other</b>								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 826,300	\$ 2,341,100.00
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	20	0	Other	1	1	\$ 175,000.00	\$ 175,000	
Amount of PNA Relating to Section 504 Compliance	20	20	Other	4	4	\$ 15,000.00	\$ 60,000	

**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, McKeesport, PA	(1.3) Development No. PA-5-6	(1.4) DOFA Date 11/30/1962
(1.2) Project Name Isbir Manor		

(1.5) Year of Last Substantial Mod 1984	(1.9) Occupancy Type(s) <input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input checked="" type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	(1.6) Occupancy Rate (Rentable Units Only) 92%	(1.7) Latest PASS REAC Score 80b	(1.8) Total Buildings 1	(1.9) Structure Type(s) <input type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
Total Units 73					
Occupied Units 67					
Vacant/Rentable Units 6					

**(1.11) Bedroom Distribution**

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	0	28	39	0	0	0
(1.11b) Vacant	0	1	5	0	0	0
<b>Total Units</b>	<b>0</b>	<b>29</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>
Avg Bedrooms per Unit	1.58					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party) <input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Pary Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009	(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20	(2.7) Inspector Contact Phone: 412-931-8888

(2.4) Unit Interiors Inspected (#) 8	(2.8) Data Source(s) for PNA <input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 11%	
(2.9) Total Residential Buildings 1	
(2.10) Number of Building Exteriors Inspected 1	

<b>(2.14) Units Inspected by Bedroom Size</b>						
	Eff	1BR	2BR	3BR	4BR	5BR+
(2.12) Site Acreage 1.24 acres	0	3	5	0	0	0
(2.13) Parking Area (in square feet) 8,105 SF						

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(2.16) Development Has Long-Term Physical and Social Viability <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ 10,000	\$ 2,400	\$ -	\$ 151,300	\$ 163,700
Common Buildings	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Unit Exteriors	\$ -	\$ 330,600	\$ 256,900	\$ -	\$ 451,100	\$ 1,038,600
Unit Interiors	\$ 40,000	\$ 29,600	\$ 606,300	\$ -	\$ 39,500	\$ 715,400
Mechanical	\$ 1,143,700	\$ -	\$ -	\$ -	\$ 39,700	\$ 1,183,400
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 1,233,700	\$ 370,200	\$ 865,600	\$ -	\$ 681,600	\$ 3,151,100
Amount of PNA relating to Lead Paint/Asbestos	\$ 175,000					\$ 175,000
Amount of PNA relating to Section 504 Compliance	\$ 120,000					\$ 120,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 3,151,100</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	20	20	Per Sq. Ft.	17,694		\$ 6.00	\$ -	\$ 106,200.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	10	10	Per Sq. Ft.	23		\$ 11.04	\$ -	\$ 600.00
Curb & Gutter	20	20	Per Square	1,036		\$ 15.54	\$ -	\$ 16,100.00
Pedestrian paving	20	20	Per Sq. Ft.	9,013		\$ 1.98	\$ -	\$ 17,900.00
Signage	20	10	Other	1		\$ 84.00	\$ -	\$ 100.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting	20	5	Lump Sum	1	-	\$ 10,000.00	\$ -	\$ 10,000.00
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	10	Per Sq. Ft.	1,897		\$ 1.02	\$ -	\$ 2,000.00
Fencing	20	20	Per Sq. Ft.	465		\$ 23.22	\$ -	\$ 10,800.00
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 163,700.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -

Laundry Areas	20	0	Other	1	1	\$ 50,000.00	\$ 50,000	\$ 50,000.00
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes	20	20	Other	4,200		\$ 10.00	\$ -	\$ 42,000.00
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ 50,000	\$ 92,000.00
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	40	20	Other	1		\$ 10,000.00	\$ -	\$ 10,000.00
Building Slab			Other				\$ -	\$ -
Roofs	20	5	Other	10,578		\$ 14.84	\$ -	\$ 157,000.00
Canopies			Other				\$ -	\$ -
Tuck-Pointing	20	20	Other	44,621		\$ 7.67	\$ -	\$ 342,300.00
Exterior Paint & Caulking	20	5	Other	8,167		\$ 4.97	\$ -	\$ 40,600.00
Soffits	20	10	Per Sq. Ft.	10,100		\$ 1.00	\$ -	\$ 10,100.00
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes	20	10	Per Sq. Ft.	409		\$ 46.80	\$ -	\$ 19,200.00
Landings & Railings	20	10	Other	1,519		\$ 65.00	\$ -	\$ 98,800.00
Balconies & Railings	20	0	Other	1,519		\$ 65.00	\$ -	\$ 98,800.00
Mail Facilities	20	10	Other	73		\$ 120.00	\$ -	\$ 8,800.00
Exterior Doors	20	5	Other	142		\$ 936.00	\$ -	\$ 133,000.00
Windows	20	10	Other	400		\$ 300.00	\$ -	\$ 120,000.00
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 1,038,600.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	5	Other	74		\$ 400.00	\$ -	\$ 29,600.00
Interior Doors	20	10	Other	550		\$ 208.80	\$ -	\$ 114,900.00
Flooring (non routine)	20	10	Other	59,086		\$ 3.26	\$ -	\$ 192,700.00
Shower/Tub Surrounds	20	10	Other	74		\$ 710.40	\$ -	\$ 52,600.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	10	Other	79		\$ 562.80	\$ -	\$ 44,500.00
Faucets	20	10	Other	79		\$ 134.40	\$ -	\$ 10,700.00
Bathroom Flooring (non cyclical)	20	10	Other	2,297		\$ 3.26	\$ -	\$ 7,500.00
Kitchen Cabinets	20	10	Other	817		\$ 56.04	\$ -	\$ 45,800.00
Ranges	20	10	Other	74		\$ 348.00	\$ -	\$ 25,800.00
Range Hoods	20	10	Other	74		\$ 310.80	\$ -	\$ 23,000.00
Refrigerators	20	10	Other	74		\$ 678.00	\$ -	\$ 50,200.00
Counters and Sinks	20	10	Other	494		\$ 78.07	\$ -	\$ 38,600.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -

Stairs and Handrails	50	20	Other	529		\$ 74.50	\$ -	\$ 39,500.00
Other (Replace Inefficent Lighting)	30	0	Lump Sum	1	1	\$ 40,000.00	\$ 40,000	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ 40,000	\$ 675,400.00
<b>(4.13) Mechanical</b>								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Cut-in Two Way Hydronic Zone Valves, Add Thermostats, Revise PHW Piping for Variable Flow, Eliminate Overheating Of Units	25	0	Lump Sum	1	1	\$ 608,000.00	\$ 608,000	\$ -
Electric Distribution	40	0	Lump Sum	1	1	\$150,000	\$ 150,000	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels	40	0	Per Unit	73	73	\$2,000	\$ 146,000	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equipt/Systems			Per Sq. Ft.				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification	25	0	Lump Sum	1	1	\$140,000	\$ 140,000	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security			Per Sq. Ft.				\$ -	\$ -
Fire Suspression System			Per Sq. Ft.				\$ -	\$ -
Generator	40	0	Lump Sum	1	1	\$60,000	\$ 60,000	\$ -
Elevators	40	39	Per Unit	2		\$250,000	\$ -	\$ -
Commodes (Install Low Flow Type)	20	0	Per Unit	77	77	\$ 475.00	\$ 36,600	\$ 36,600.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	155	155	\$ 7.10	\$ 1,200	\$ 1,200.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	73	73	\$ 26.00	\$ 1,900	\$ 1,900.00
<b>Mechanical Subtotals</b>							\$ 1,143,700	\$ 39,700.00
<b>(4.14) Other</b>								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 1,233,700	\$ 2,009,400
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	20	0	Other	1	1	\$ 175,000.00	\$ 175,000	
Amount of PNA Relating to Section 504 Compliance	20	0	Other	4	4	\$ 30,000.00	\$ 120,000	

**Physical Needs Assessment**  
**Capital Fund Financing Program/**  
**Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, McKeesport, PA	(1.3) Development No. PA-5-7	(1.4) DOFA Date 3/31/1984
(1.2) Project Name McKeesport Towers	<input type="checkbox"/> Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	
(1.5) Year of Last Substantial Mod 1984	(1.9) Occupancy Type(s) (Check all that apply)	(1.10) Structure Type(s) (Check all applicable)
(1.6) Occupancy Rate (Rentable Units Only) 93%		S-F Detached Semi-Detached Row or Townhome M-F/Walkup Elevator Non-Dwelling
(1.7) Latest PASS REAC Score 89b		
Total Units 200		
(1.8) Total Buildings 1		
Occupied Units 185		
Vacant/Rentable Units 15		

**(1.11) Bedroom Distribution**

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	116	62	7	0	0	0
(1.11b) Vacant	14	0	1	0	0	0
<b>Total Units</b>	<b>130</b>	<b>62</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>
Avg Bedrooms per Unit	1.04					

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888
(2.4) Unit Interiors Inspected (#) 22		(2.8) Data Source(s) for PNA <input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 11%		
(2.9) Total Residential Buildings 1		
(2.10) Number of Building Exteriors Inspected 1		
(2.11) Total Off-Street Parking Spaces 51		
(2.12) Site Acreage 2.32 acres		
(2.13) Parking Area (in square feet) 15,633 SF		
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(2.16) Development Has Long-Term Physical and Social Viability <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**(2.14) Units Inspected by Bedroom Size**

	Eff	1BR	2BR	3BR	4BR	5BR+
	14	7	2	0	0	0

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ 100,000	\$ 10,000	\$ -	\$ 25,700	\$ 146,300	\$ 282,000
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ 603,300	\$ 62,100	\$ -	\$ 474,300	\$ 1,139,700
Unit Interiors	\$ -	\$ 100,000	\$ 1,114,000	\$ -	\$ 429,700	\$ 1,643,700
Mechanical	\$ 2,027,100	\$ -	\$ -	\$ -	\$ 105,100	\$ 2,132,200
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ 2,127,100	\$ 713,300	\$ 1,176,100	\$ 25,700	\$ 1,155,400	\$ 5,197,600
Amount of PNA relating to Lead Paint/Asbestos	\$ 150,000					\$ 150,000
Amount of PNA relating to Section 504 Compliance	\$ 288,000					\$ 288,000
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 5,197,600</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
<b>(4.9) Site</b>	(in yrs)	(in yrs)						
Asphalt/Concrete	20	20	Per Sq. Ft.	19,539		\$ 6.00	\$ -	\$ 117,300.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping	20	20	Per Sq. Ft.	51		\$ 11.04	\$ -	\$ 600.00
Curb & Gutter	20	15	Per Linear Foot	1,652		\$ 15.54	\$ -	\$ 25,700.00
Pedestrian paving	20	20	Per Sq. Ft.	10,244		\$ 1.98	\$ -	\$ 20,300.00
Signage	20	20	Other	1		\$ 84.00	\$ -	\$ 100.00
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting	20	5	Lump Sum	1	-	\$ 10,000.00	\$ -	\$ 10,000.00
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	20	Per Sq. Ft.	6,950		\$ 1.02	\$ -	\$ 7,100.00
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting	20	20	Per Sq. Ft.	1,144		\$ 0.74	\$ -	\$ 900.00
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution	40	0	Lump Sum	1	1	\$ 100,000.00	\$ 100,000	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ 100,000	\$ 182,000.00
<b>(4.10) Common Buildings--Rehab Only</b>								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas	20	20	Per Sq. Ft.	12		\$ 100.00	\$ -	\$ 1,200.00

Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes	20	20	Per Sq. Ft.	25,153		\$ 10.00	\$ -	\$ 251,600.00
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ -	\$ 252,800.00
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	20	20	Other	1		\$ 10,000.00	\$ -	\$ 10,000.00
Building Slab	20	20	Other	1		\$ 10,000.00	\$ -	\$ 10,000.00
Roofs	20	5	Other	13,694		\$ 14.84	\$ -	\$ 203,300.00
Canopies			Other				\$ -	\$ -
Tuck-Pointing	20	20	Other	45,425		\$ 7.67	\$ -	\$ 348,500.00
Exterior Paint & Caulking	10	10	Other	12,405		\$ 4.97	\$ -	\$ 123,400.00
Soffits			Other				\$ -	\$ -
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes	20	10	Per Sq. Ft.	40		\$ 8.10	\$ -	\$ 400.00
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings	20	20	Other	167		\$ 46.80	\$ -	\$ 7,900.00
Mail Facilities	20	20	Other	207		\$ 120.00	\$ -	\$ 24,900.00
Exterior Doors	20	20	Other	12		\$ 936.00	\$ -	\$ 11,300.00
Windows	20	3	Other	200		\$ 2,000.00	\$ -	\$ 400,000.00
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 1,139,700.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	10	Other	200		\$ 400.00	\$ -	\$ 80,000.00
Interior Doors	20	10	Other	1,120		\$ 208.80	\$ -	\$ 233,900.00
Flooring (non routine)	20	20	Other	115,773		\$ 3.26	\$ -	\$ 377,500.00
Shower/Tub Surrounds	20	10	Other	200		\$ 710.40	\$ -	\$ 142,100.00
Commodes (See Mechanical)			Other				\$ -	\$ -
Vanities	20	10	Other	205		\$ 562.80	\$ -	\$ 115,400.00
Faucets	20	10	Other	205		\$ 134.40	\$ -	\$ 27,600.00
Bathroom Flooring (non cyclical)	20	10	Other	6,491		\$ 3.26	\$ -	\$ 21,200.00
Kitchen Cabinets	20	10	Other	1,938		\$ 56.04	\$ -	\$ 108,700.00
Ranges	20	10	Other	201		\$ 348.00	\$ -	\$ 70,000.00
Range Hoods	20	10	Other	201		\$ 310.80	\$ -	\$ 62,500.00
Refrigerators	20	10	Other	201		\$ 678.00	\$ -	\$ 136,300.00
Counters and Sinks	20	10	Other	1,489		\$ 78.07	\$ -	\$ 116,300.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails	50	20	Other	700		\$ 74.50	\$ -	\$ 52,200.00



Other (Replace Inefficent Lighting)	30	5	Lump Sum	1	-	\$ 100,000.00	\$ -	\$ 100,000.00
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ -	\$ 1,643,700.00
<b>(4.13) Mechanical</b>								
Cut-in Two Way Hydronic Zone Valves, Add Thermostats, Revise PHW Piping for Variable Flow, Eliminate Overheating Of Units	25	0	Lump Sum	1	1	\$ 602,000.00	\$ 602,000	\$ -
New High Efficiency Boiler Plant	40	0	Lump Sum	1	1	\$ 260,000.00	\$ 260,000	\$ -
Electric Distribution	40	0	Lump Sum	1	1	\$200,000	\$ 200,000	\$ -
Packaged Rooftop Ventilation Unit	40	0	Lump Sum	2	2	\$ 80,000.00	\$ 160,000	\$ -
Unit Sub-panels	40	0	Per Unit	200	200	\$2,000	\$ 400,000	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equipt/Systems			Per Sq. Ft.				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification	40	0	Lump Sum	1	1	\$300,000	\$ 300,000	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security			Per Sq. Ft.				\$ -	\$ -
Fire Suspression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Unit				\$ -	\$ -
Commodes (Install Low Flow Fixtures)	20	0	Per Unit	204	204	\$ 475.00	\$ 96,900	\$ 96,900.00
Faucets (Install Low Flow Aerators For Kitchen & Bath)	20	0	Per Unit	411	411	\$ 7.10	\$ 3,000	\$ 3,000.00
Showerheads (Install Low Flow Type)	20	0	Per Unit	200	200	\$ 26.00	\$ 5,200	\$ 5,200.00
<b>Mechanical Subtotals</b>							\$ 2,027,100	\$ 105,100.00
<b>(4.14) Other</b>								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ 2,127,100	\$ 3,323,300.00
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	20	0	Other	1	1	\$ 150,000.00	\$ 150,000	
Amount of PNA Relating to Section 504 Compliance	20	0	Other	8	8	\$ 36,000.00	\$ 288,000	

**Physical Needs Assessment**  
**Capital Fund Financing Program/  
 Operating Fund Financing Program**

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

HA Name <b>McKeesport Housing Authority</b>	HA Number PA-005	FY of Assessment 2007	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: 12/15/2008	Date Revised:
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**(1.0) Project Data**

(1.1) Management Office Address 2901 Brownlee, McKeesport, PA	(1.3) Development No. PA-5-8,11,12	(1.4) DOFA Date 3/31/1984
(1.2) Project Name Single Family Homes		

(1.5) Year of Last Substantial Mod 2007	(1.9) Occupancy Type(s) (Check all that apply)	(1.10) Structure Type(s) (Check all that apply)
(1.6) Occupancy Rate (Rentable Units Only) 100%	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	<input checked="" type="checkbox"/> S-F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> M-F/Walkup <input type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
(1.7) Latest PASS REAC Score 91a		
Total Units 21		
(1.8) Total Buildings 21		
Occupied Units 21		
Vacant/Rentable Units 0		

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied	0	0	10	11	0	0
(1.11b) Vacant	0	0	0	0	0	0
Total Units	0	0	10	11	0	0
Avg Bedrooms per Unit		2.52				

**(2.0) Physical Needs Assessment Summary Data**

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input checked="" type="checkbox"/> PHA Internally <input checked="" type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name: John West & David Kuretich
(2.2) First Year Covered by PNA 2009		(2.6) Company Name or PHA Title: Tower Engineering
(2.3) Length of PNA (in years) 20		(2.7) Inspector Contact Phone: 412-931-8888
(2.4) Unit Interiors Inspected (#) 8		(2.8) Data Source(s) for PNA <input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total 38%		
(2.9) Total Residential Buildings 21		
(2.10) Number of Building Exteriors Inspected 21		
(2.11) Total Off-Street Parking Spaces 21		
(2.12) Site Acreage 2.11 acres		
(2.13) Parking Area (in square feet) 4,640 SF		

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+
		4	4		

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(2.16) Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**(3.0) Total Physical Needs Summary**

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ 140,300	\$ 140,300
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ 548,100	\$ 548,100
Unit Interiors	\$ -	\$ -	\$ 76,200	\$ -	\$ 213,200	\$ 289,400
Mechanical	\$ -	\$ -	\$ 200	\$ 75,600	\$ -	\$ 75,800
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	\$ -	\$ -	\$ 76,400	\$ 75,600	\$ 901,600	\$ 1,053,600
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
<b>TOTAL PHYSICAL NEEDS</b>						<b>\$ 1,053,600</b>

**(4.0) Physical Needs Cost Estimate**

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete	20	20	Per Sq. Ft.	13,348		\$ 6.00	\$ -	\$ 80,100.00
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter	20	20	Per Sq. Ft.	2,135		\$ 15.54	\$ -	\$ 33,200.00
Pedestrian paving	20	20	Per Linear Foot	11,244		\$ 1.98	\$ -	\$ 22,300.00
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape	20	20	Per Sq. Ft.	4,532		\$ 1.02	\$ -	\$ 4,700.00
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Site Subtotals</b>							\$ -	\$ 140,300.00

**(4.10) Common Buildings--Rehab Only**

Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -

Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Common Subtotals</b>							\$ -	\$ -
<b>(4.11) Unit Exteriors</b>								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation	20	20	Other	21		\$ 1,200.00	\$ -	\$ 25,200.00
Building Slab	20	20	Other	21		\$ 1,000.00	\$ -	\$ 21,000.00
Roofs	20	20	Other	25,984		\$ 5.66	\$ -	\$ 147,100.00
Canopies			Other				\$ -	\$ -
Tuck-Pointing			Other				\$ -	\$ -
Exterior Paint & Caulking	20	20	Other	2,961		\$ 4.97	\$ -	\$ 14,800.00
Soffits	20	20	Other	4,040		\$ 1.00	\$ -	\$ 4,100.00
Siding	20	20	Per Sq. Ft.	39,155		\$ 4.10	\$ -	\$ 160,600.00
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities			Other				\$ -	\$ -
Exterior Doors	20	20	Other	42		\$ 936.00	\$ -	\$ 39,400.00
Windows	20	20	Other	526		\$ 156.00	\$ -	\$ 82,100.00
Gutters/Downspouts	20	20	Other	3,800		\$ 8.40	\$ -	\$ 32,000.00
Columns & Porches	20	20	Other	3,400		\$ 5.58	\$ -	\$ 19,000.00
Decks & Patios	20	20	Other	340		\$ 8.10	\$ -	\$ 2,800.00
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Exterior Subtotals</b>							\$ -	\$ 548,100.00
<b>(4.12) Unit Interiors</b>								
Interior Painting (non routine)	20	20	Other	21		\$ 600.00	\$ -	\$ 12,600.00
Interior Doors	20	20	Other	234		\$ 208.80	\$ -	\$ 48,900.00
Flooring (non routine)	20	10	Other	23,359		\$ 3.26	\$ -	\$ 76,200.00
Shower/Tub Surrounds	20	20	Other	22		\$ 710.40	\$ -	\$ 15,700.00
Commodes (See Mechanical)	20	20	Other	31		\$ 524.40	\$ -	\$ 16,300.00
Vanities	20	20	Other	31		\$ 562.80	\$ -	\$ 17,500.00
Faucets	20	20	Other	72		\$ 134.40	\$ -	\$ 9,700.00
Bathroom Flooring (non cyclical)	20	20	Other	1,430		\$ 3.26	\$ -	\$ 4,700.00
Kitchen Cabinets	20	20	Other	507		\$ 56.04	\$ -	\$ 28,500.00
Ranges	20	20	Other	21		\$ 348.00	\$ -	\$ 7,400.00
Range Hoods	20	20	Other	1		\$ 310.80	\$ -	\$ 400.00
Refrigerators	20	20	Other	21		\$ 678.00	\$ -	\$ 14,300.00
Counters and Sinks	20	20	Other	422		\$ 78.07	\$ -	\$ 33,000.00
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails	20	20	Other	21	-	\$ 200.00	\$ -	\$ 4,200.00

Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Unit Interior Subtotals</b>							\$ -	\$ 289,400.00
<b>(4.13) Mechanical</b>								
Water Distribution			Other				\$ -	\$ -
Furnace / Air Conditioning Unit	15	13	Lump Sum	21		\$ 3,000.00	\$ -	\$ 63,000.00
Electric Distribution	25	10	Per Unit	1		\$ 170.00	\$ -	\$ 200.00
Hot Water Heaters	15	12	Per Unit	21		\$ 600.00	\$ -	\$ 12,600.00
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Fire Alarm: Smoke/Fire Detection & Notification			Other				\$ -	\$ -
Unit Reconfiguration			Other				\$ -	\$ -
Security			Other				\$ -	\$ -
Fire Suppression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Elevator			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Mechanical Subtotals</b>							\$ -	\$ 75,800.00
<b>(4.14) Other</b>								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
<b>Other Subtotals</b>							\$ -	\$ -
<b>GRAND TOTAL</b>							\$ -	\$ 1,053,600
<b>(4.15) Special Categories</b>								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	