

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
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1.0	PHA Information 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): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>993</u> Number of HCV units: <u>542</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. 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: The mission of the PHA is the same as that of the Department of Housing & Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination				
5.2	Goals and Objectives. 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. See Attachment				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 2 (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. The PHA plan elements can be obtained at the main office and each of the three AMP offices.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See attachment				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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	Capital Fund Program Five-Year Action Plan. 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. See attachment				
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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	Housing Needs. 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. See attachment				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attachment</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See attachment (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See attachment
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. See attachment</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PHA Annual Plan Attachment

1.0 See Template

2.0 See Template

3.0 See Template

4.0 See Template

5.0 See Template

5.1 See Template

5.2 – PHA Goals & Objectives

1. Expand the supply of assisted housing
 - a. Maintain occupancy levels
 - b. Leverage private or other funds to create additional housing opportunities
 - c. Acquire or build units or developments

2. Improve the quality of assisted housing
 - a. Improve public housing management
 - b. Improve voucher management
 - c. Improve customer satisfaction
 - d. Renovate or modernize public housing units
 - e. Demolish obsolete public housing to re-vitalize the community
 - f. Provide Replacement Housing

3. Increase assisted housing choices
 - a. Provide voucher mobility counseling
 - b. Conduct outreach efforts to potential voucher landlords
 - c. Provide educational seminars to landlords/tenants for HUD regulation updates

4. Ensure equal opportunity in Housing for all applicants & residents
 - a. Ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status & disability.
 - b. Ensure that affirmative measures are in place to provide accessible housing to persons with disabilities, either by providing UFAS compliant units or reasonable accommodations.

5. Minimize occupancy losses.
 - a. Established flat rents.
 - b. Utilize EIV System to decrease fraud

- c. Post and notify delinquent residents of outside funding sources for help in paying delinquent rent.
- d. Off-peak Rent Office hours for working families to pay rent.
- e. Refer families to agencies to receive assistance with budgeting & housekeeping
- f. To secure in-home services for the elderly and the disabled in order for the tenant to remain independent. During 2004 approximately 20% of tenants who left the PHA did so because they required living assistance. MHA will add a Call for Aid system in Isbir Manor to enhance marketability and increase safety and security.

6. Implement a comprehensive marketing strategy.

- a. The McKeesport Housing Authority has implemented a comprehensive marketing plan 08/2008. This plan includes advertising in the local newspaper and newsletters with target population. A representative of the Housing Authority visits senior groups, social service organizations, and participate in housing fairs throughout Allegheny County. The PHA is distributing flyers throughout the community.
- b. The plan includes changing the current ads to reflect positive changes in public housing. Brochures and pamphlets are being developed to be distributed during presentations that will reflect changes/improvements in its communities.
- c. The Housing Authority will also hold open houses at its developments that prospective tenants may visit and inquire about the units and programs available.
- d. The Housing Authority has presented marketing ideas to its current residents to generate referrals. A survey of the current tenants provided several avenues in which to generate referrals.
- e. To Increase internet use for tenant reporting, applicants, and interested parties.
- f. The PHA markets with social service agencies in Allegheny County to advertise and promote the units

7. Improve the quality and appearance of the public housing stock.

- a. The maintenance department has a dedicated team for common areas and grounds. This team focuses on litter, grass, snow, graffiti, etc. This has impacted the communities.
- b. To submit an application for the Capital Fund Financing Program in order to re-hab the units at PA 5-1.

8. Provide quality management and maintenance services

- a. Management inspections 2x yearly to resolve maintenance and housekeeping issues. All inspections will with conform to REAC standards. The PHA has also created a quality assurance team to review completed work and gauge customer satisfaction.
- b. Bi-Monthly Community Forums staffed by Management, Maintenance, and other departments to listen to resident complaints and issues. The PHA changed the meetings bi-monthly as a result of a lack of participation by the tenants.

9. Perform an assessment of resident needs.

- a. Hold bi-monthly Community Forums at all locations staffed by management, and Maintenance to gather resident input in order to establish an open forum for residents to speak directly with staff.
- b. The Authority reviews the results of the annual RASS survey. The PHA implements an action plan to address concerns of the residents.
- c. The Housing Authority also conducted needs assessments in the areas of family needs, educational, recreational and social concerns. As a result of a survey conducted, the McKeesport Housing Authority has implemented a referral service to meet the needs of its residents. The results of the surveys will be a priority in the development of programs at each of the sites.

10. Implement energy conservation measures.

- a. Implementation of the energy performance contract as identified by Tower Engineering. The plan is due to be presented and implemented by summer 2010.

6.0 See Template & below

VAWA

- A. The PHA will make referrals to either the SHIP referral center or to Woman's Place if a participant requests our assistance with issues of domestic violence.
- B. The PHA currently does not have any programs for Domestic Violence that it administrates. If a participant requests assistance in this area, the PHA provider's referrals to either the SHIP referral center or to Woman's Place. The PHA will then work with the agency to assist the family.
- C. The City of McKeesport Police Department is usually the entity notified when issues of domestic violence are occurring. It is the policy of McKeesport Police Department to provide any victims of domestic violence of possible remedies to domestic violence and instruction on how to obtain a PFA. The police department provides all victims with a packet of information and referral sources and has all victims sign a victim's rights card. The PHA will provide any accommodations necessary to assist victims of domestic violence.

7.0 Hope IV, Mixed Finance Modernization or Development

(a).(1). The PHA will submit a Capital Fund Financing application to PHFA for funding to complete renovations in PA 5-1 (E.R. Crawford Village). This will reduce the unit count from 164 units to 76 units.

(a.)(2). The PHA will submit the application for Capital Fund Financing in 2010.

(b.)(1). The PHA will submit an application for the demolition of buildings 49, 52, 54, 56 & 57 in E.R. Crawford Village. The project number is PA5-4 located in AMP1. This will include a total of 50 units – 20 (1-bedrooms), 20 (2-bedrooms), and 10 (3-bedrooms). The application will be submitted to both SAC & Pittsburgh Field Office pending the completion of the environmental review.

(b)(2). The demolition process in PA 5-4 will be completed by 12/2010. The PHA will begin re-locating affected residents in the summer of 2010 in accordance with the relocation plan outlined in the demolition plan. Upon completion of the relocation, the units will be demolished.

(c)(1) N/A

(c)(2) N/A

(c)(3) N/A

(d)(1) McKeesport Housing Authority currently administers a Home Ownership Program through the Housing Choice Voucher Program. To date, the Authority has completed 6 homeownership contracts. McKeesport Housing Authority will establish a minimum homeowner down payment requirement of at least 3 percent of the purchase price. Of this amount, at least 1 percent of the purchase price must come from the buyer's personal resources.

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

(e)(1) N/A

8.0 Capital Improvements

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.

The PHA will complete the renovation of PA 5-1 (Crawford Village Buildings 1-22). The PHA will use a mixed finance application for the completion of the project.

The PHA will demolish five buildings in PA 5-4 (Crawford Village Buildings 42-62). The development has 198 units and it is extremely dense. This development was modernized in 1990. The PHA plans to modernize and further de-densify this area upon completion of PA 5-1. In order to achieve social viability, significant rehabilitation needs to occur in this area. For example, some of the units do not have showers in them. Family size was not considered when this project was built, as a 1-bedroom unit has the same amount of living space as a 3-bedroom unit. The development has less than 30 parking spaces available for the tenants in two parking lots. Ten of the buildings have street parking which is not adequate to meet the needs of the number of tenants in the area. The Authority will create parking areas with the demolition of the buildings in order to increase the marketability, emergency access, and tenant access.

The Authority will continue to complete UFAS compliant units in PA 5-6 (Isbir & Steelview Manor).

8.2 Capital Fund Program Five-Year Action Plan

2011

AMP 1

The PHA will continue work in the PA 5-1(Crawford Village Buildings 1-22) renovation/rehab project. This will be a mixed finance project.

The Authority will complete site repair in PA5-3 (Crawford Village Buildings 23-41). A long pathway of stairs descends from the top of the development to the bottom. This is frequently used by residents to access the office, bus stop, and other facilities. The stairs will be replaced with a pathway to assist residents using the pathway.

AMP 2

The Authority will make energy efficient upgrades to the HVAC system in PA 5-2. (Harrison Village Buildings 1-5).

The Authority will begin the renovation of buildings 7, 9, and 10 (PA 5-5) in Harrison Village. These three buildings will complete total rehabilitation of the site. This project will also satisfy all of the UFAS requirements in the development.

UFAS work will be completed in Isbir Manor. The Authority will also install a call for aid system to enhance marketability of the project and increase safety and security.

AMP 3

The Authority will begin preliminary reviews for boiler replacement and fire alarm upgrades.

2012

AMP 1

Continuation of the rehabilitation of PA 5-1 (Crawford Village Buildings 1-22).

HVAC energy efficient enhancements will be completed in PA 5-3 (Crawford Village Buildings 23-41).

HVAC energy efficient enhancements will be completed in PA 5-4 (Crawford Village Buildings 42-62).

AMP 2

Harrison Village (Buildings 1-5) will have routine maintenance performed on the exterior of the building. This will include measures to increase energy efficiency.

Harrison Village (PA 5-5) renovations of buildings 7, 9, 10 will continue.

AMP 3

The Boiler will be replaced at McKeesport Towers. The boiler is nearing the end of its useful life. The boiler is also not energy efficient and does not allow the tenant to have any control of the temperature in their unit.

2013

AMP 1

The Authority will complete the rehab of PA 5-1 (Crawford Village 1-22).

The Authority will complete additional site work in Crawford Village (Bldgs. 23-41) to increase curb appeal and marketability.

The Authority will complete UFAS compliant unit re-configuration at Steelview Manor.

AMP 2

Site work will be completed to increase marketability and curb appeal in Harrison Village (Buildings 1-5).

The Authority will complete the rehab of Buildings 7, 9, & 10 in Harrison Village.

The Authority will complete site work to increase marketability and curb appeal at the scattered site locations.

AMP 3

The Authority will complete final UFAS compliance in accordance the 504 transition plan at McKeesport Towers, including the fire alarm panel.

2014

AMP 1

The Authority will continue financing of the rehabilitation of PA 5-1. (Crawford Village Buildings 1-22).

The Authority will complete HVAC repairs to increase energy efficiency in Crawford Village (Buildings 23-41).

The Authority will begin complete modernization and rehabilitation of Crawford Village (Buildings 42-62).

AMP 2

The Authority will complete the renovation on the exterior doors in Harrison Village (Buildings 1-5). This will increase energy efficiency.

The Authority will continue to finance the rehabilitation of buildings 7, 9, & 10 in Harrison Village.

Isbir Manor will require significant plumbing repairs throughout the units. This includes replacement of the original plumbing in the building. The Authority has recognized that the materials used during initial construction have reached the end of their useful life.

The scattered site work is to be determined based on any identified needs. The Authority currently does not have any renovation planned aside from routine maintenance.

AMP 3

The Authority will continue to reconfigure and renovate units at McKeesport Towers to increase marketability. Currently the building has 140 efficiency units. The demand for larger units exceeds the demand for the efficiency units.

9. 0 Housing Needs

The Authority has reviewed the statistics relating to the Housing Needs in the Consolidated Plan for the jurisdiction of the City of McKeesport. The housing needs in the area are significantly greater for individuals whose income is less than 30% of the AMI. The Plan also shows an increased need of housing for both elderly & disabled tenants.

The Authority will continue to reduce the turnover for vacated public housing units. The Authority will continue to implement the Master Plan for E.R. Crawford Village which will include the renovation of PA 5-1 (Crawford Village Buildings 1-22). This renovation project will provide in excess of 20 UFAS complaint units for the Crawford Village community. The Authority will also enter into a service agreement with local providers to assist the elderly and disabled tenants within the communities. This will add an additional 9 UFAS units to the current housing stock. The Authority has also entered into an agreement with UPMC SHIP referral center to assist tenants and applicants with obtaining the necessary services to increase the success of tenancy.

The Authority will continue to brief applicants on the waiting list for the Section 8 department. The list will also be re-opened in the spring of 2010. Outreach & marketing efforts will occur with various social service agencies in the area to increase awareness of the availability.

10.0 Additional information

(a). Progress in Meeting Mission & Goals

PA 5-1 (Crawford Village Buildings 1-22)

The Authority is currently working on conversion of the units in PA 5-1. This includes asbestos removal throughout the project

PA 5-5 (Harrison Village Buildings 7-15)

The Authority is nearing completion of renovations of Moran Field in Harrison Village.

PA 5-11 (Scattered Sites)

The Authority plans to acquire property immediately adjacent to the Locust Street properties. This will allow for a playground/park for the residents of the development. This will also improve the marketability and curb appeal of the development.

PA 5-6 (Isbir & Steelview Manor)

The Authority has completed several identified items for Steelview Manor on the 504 transition plan. Steelview Manor and Isbir Manor had two new elevators installed during the past year. To date, three UFAS units were completed and the reuired 5% will be completed by the end of 2010.

The Authority is nearing completion of a centralized laundry facility for the residents at both Isbir & Steelview Manor. This facility will be UFAS compliant and increase marketability of the development.

The Authority will also replace railings on each floor at both Isbir & Steelview Manor. This will also include painting and repair of the porches. This will be completed in the Spring of 2010.

The Authority is in the process of completing a development proposal for the use of Replacement Housing Factor money.

PHA Wide

The Authority provided security enhancements at all of the high-rise buildings with the implementation of a hand scanner door access system.

(b). Significant amendment & Substantial deviation/modification

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

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners such as:

1. Changes to rent or admissions policies
 2. Addition of non-emergency work items above & beyond those listed in the plan
 3. Any changes regarding demolition, disposition, designation, & home ownership and or conversion activities
- (c) The Authority will comply with all reviews, audits and recommendations suggested by the HUD office

11.0 Required Submission

- (a) PA005M01
- (b) PA005M01
- (c) PA005M01
- (d) PA005M01
- (e) PA005M01
- (f) Comments received did not impact PHA plan. Resident requests were for routine maintenance/management requests
- (g) No elements of the Plan were challenged
- (h) PA005A01
- (i) PA005B01

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.

Totals		\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Preliminary Estimated Cost	\$ 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
\$ -	\$ -
\$ 60,548,700	\$ 60,488

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 Mckeesport Housing Authority	HA Number PA-005	FY of Assessment 2007	<input checked="" 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 (1.2) Project Name	2901 Brownlee, Mckeesport, PA Crawford Village - Blg 1-22	(1.3) Development No.	PA-5-1	(1.4) DOFA Date	7/31/1943
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(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				

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied		1	1	1		
(1.11b) Vacant		35	79	47		
Total Units	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	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> REAC Inspections
Units Inspected as % of Total	10%		
(2.9) Total Residential Buildings	19		
(2.10) Number of Building Exteriors Inspected	3		
(2.11) Total Off-Street Parking Spaces	20		

	Eff	1BR	2BR	3BR	4BR	5BR+
(2.12) Site Acreage	0	4	8	5	0	0
(2.13) Parking Area (in square feet)						

(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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 16,991,600

(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	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				\$ -	\$ -
Site Subtotals							\$ 451,000	\$ 139,500.00
(4.10) Common Buildings--Rehab Only								
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)							\$ -	\$ -
Common Subtotals							\$ 600,000	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ 2,070,000	\$ 346,900.00
(4.12) Unit Interiors								
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				\$ -	\$ -
Unit Interior Subtotals							\$ 4,992,100	\$ 4,992,100.00
(4.13) Mechanical								
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				\$ -	\$ -
Mechanical Subtotals							\$ 1,700,000	\$ 1,700,000.00
(4.14) Other								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 9,813,100	\$ 7,178,500
(4.15) Special Categories								
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	
(4.16) New Construction								
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				\$ -	

New Construction Subtotals							\$ -
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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 Mckeesport Housing Authority	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		

(1.5) Year of Last Substantial Mod 2003	(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) 90%				
(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 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 (#) 7		(2.8) Data Source(s) for PNA
Units Inspected as % of Total 14%		<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
(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		

(2.14) Units Inspected by Bedroom Size

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

(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	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 2,525,700

(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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 341,100.00
(4.10) Common Buildings--Rehab Only								
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)							\$ -	\$ -
Common Subtotals							\$ 40,000	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 1,416,100.00
(4.12) Unit Interiors								
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)							\$ -	\$ -
Unit Interior Subtotals							\$ 1,500	\$ 615,600.00
(4.13) Mechanical								
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
Mechanical Subtotals							\$ 33,200	\$ 78,200.00
(4.14) Other								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 74,700	\$ 2,451,000
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance	0	0	Other	-	-	\$ -	\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance	0	0	Other	-	-	\$ -	\$ -	\$ -
(4.16) New Construction								
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				\$ -	\$ -
New Construction Subtotals							\$ -	\$ -

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 Mckeesport Housing Authority	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	
Total Units	0	38	68	32	12	0
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		
(2.12) Site Acreage 12.00 acres		
(2.13) Parking Area (in square feet) 35,560 SF		

	Eff	1BR	2BR	3BR	4BR	5BR+
	0	4	7	4	2	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	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 7,616,200

(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	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)							\$ -	\$ -
Site Subtotals							\$ 20,000	\$ 652,800.00
(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)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ 36,000	\$ 2,864,700.00
(4.12) Unit Interiors								
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
Unit Interior Subtotals							\$ 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
Mechanical Subtotals							\$ 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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -

GRAND TOTAL							\$ 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.				\$ -

New Construction Subtotals							\$ -
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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 McKeesport Housing Authority	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 (Check all that apply)
(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	<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 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 12,404,900

(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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 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)							\$ -	\$ -
Common Subtotals							\$ 6,500	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 3,533,800.00
(4.12) Unit Interiors								
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)							\$ -	\$ -
Unit Interior Subtotals							\$ 177,400	\$ 1,426,600.00
(4.13) Mechanical								
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
Mechanical Subtotals							\$ 1,176,400	\$ 5,009,600.00
(4.14) Other								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 1,360,300	\$ 11,044,600.00
(4.15) Special Categories								
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 McKeesport Housing Authority	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	(1.9) Occupancy Type(s) <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) <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) 88%		
(1.7) Latest PASS REAC Score 85c		
Total Units 57		
(1.8) Total Buildings 8		
Occupied Units 50		
Vacant/Rentable Units 7		

(1.11) Bedroom Distribution

	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 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 14%	
(2.9) Total Residential Buildings 8	
(2.10) Number of Building Exteriors Inspected 2	
(2.11) Total Off-Street Parking Spaces 35	

(2.14) Units Inspected by Bedroom Size

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

(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

(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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 5,428,300

(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.	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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 559,500.00
(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)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 2,356,700.00
(4.12) Unit Interiors								
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)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ 671,500.00
(4.13) Mechanical								
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
Mechanical Subtotals							\$ 874,200	\$ 966,400.00
(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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 874,200	\$ 4,554,100.00
(4.15) Special Categories								
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 McKeesport Housing Authority	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				
(1.5) Year of Last Substantial Mod	1984	(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		
(1.6) 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
Total Units	22	51	15	0	0	0
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 3,031,700

(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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 262,000.00
(4.10) Common Buildings--Rehab Only								
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)							\$ -	\$ -
Common Subtotals							\$ 50,000	\$ 135,700.00
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 942,600.00
(4.12) Unit Interiors								
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
Unit Interior Subtotals							\$ 44,000	\$ 745,500.00
(4.13) Mechanical								
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
Mechanical Subtotals							\$ 732,300	\$ 255,300.00
(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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 826,300	\$ 2,341,100.00
(4.15) Special Categories								
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 McKeesport Housing Authority	HA Number PA-005	FY of Assessment 2007	<input checked="" 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	Isbir 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)	92%	(1.9) Occupancy 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	73	(1.8) Total Buildings	1	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
Total Units	0	29	44	0	0	0

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 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	11%		
(2.9) Total Residential Buildings	1		
(2.10) Number of Building Exteriors Inspected	1		
(2.11) Total Off-Street Parking Spaces	23		
(2.12) Site Acreage	1.24 acres		
(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		

(2.14) Units Inspected by Bedroom Size

	Eff	1BR	2BR	3BR	4BR	5BR+
	0	3	5	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	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 3,151,100

(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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 163,700.00
(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	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)							\$ -	\$ -
Common Subtotals							\$ 50,000	\$ 92,000.00
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 1,038,600.00
(4.12) Unit Interiors								
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 Inefficient Lighting)	30	0	Lump Sum	1	1	\$ 40,000.00	\$ 40,000	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ 40,000	\$ 675,400.00
(4.13) Mechanical								
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 Equip/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 Suppression 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
Mechanical Subtotals							\$ 1,143,700	\$ 39,700.00
(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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 1,233,700	\$ 2,009,400
(4.15) Special Categories								
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 McKeesport Housing Authority	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		

(1.5) Year of Last Substantial Mod 1984	(1.9) Occupancy Type(s) <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	(1.10) 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
(1.6) Occupancy Rate (Rentable Units Only) 93%		
(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
Total Units	130	62	8	0	0	0
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 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 (#) 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	(2.14) Units Inspected by Bedroom Size					
(2.12) Site Acreage 2.32 acres	Eff	1BR	2BR	3BR	4BR	5BR+
(2.13) Parking Area (in square feet) 15,633 SF	14	7	2	0	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	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 5,197,600

(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.	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)							\$ -	\$ -
Site Subtotals							\$ 100,000	\$ 182,000.00
(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	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)							\$ -	\$ -
Common Subtotals							\$ -	\$ 252,800.00
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 1,139,700.00
(4.12) Unit Interiors								
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)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ 1,643,700.00
(4.13) Mechanical								
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				\$ -	\$ -
Commodos (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
Mechanical Subtotals							\$ 2,027,100	\$ 105,100.00
(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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ 2,127,100	\$ 3,323,300.00
(4.15) Special Categories								
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 McKeesport Housing Authority	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	(1.6) Occupancy Rate 100%
(1.7) Latest PASS REAC Score 91a	(1.8) Total Buildings 21	(1.9) Occupancy Type(s) 21
Total Units 21	(1.9) Occupancy Type(s) (Check all that apply)	(1.9) Occupancy Type(s) (Check all that apply)
(1.8) Total Buildings 21	<input checked="" type="checkbox"/> Family	(1.9) Occupancy Type(s) (Check all that apply)
Occupied Units 21	<input type="checkbox"/> Elderly	(1.9) Occupancy Type(s) (Check all that apply)
Vacant/Rentable Units 0	<input type="checkbox"/> Family & Disabled	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Elderly & Disabled	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Not Applicable	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Official Designation: Elderly	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Official Designation: Disabled	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Official Designation: Mixed	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> S-F Detached	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Semi-Detached	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Row or Townhome	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> M-F/Walkup	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Elevator	(1.9) Occupancy Type(s) (Check all that apply)
	<input type="checkbox"/> Non-Dwelling	(1.9) Occupancy Type(s) (Check all that apply)

(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	(2.7) Inspector Contact Phone: 412-931-8888												
(2.3) Length of PNA (in years) 20	(2.8) Data Source(s) for PNA	<input checked="" type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections												
(2.4) Unit Interiors Inspected (#) 8	(2.14) Units Inspected by Bedroom Size													
Units Inspected as % of Total 38%	<table border="1"> <thead> <tr> <th>Eff</th> <th>1BR</th> <th>2BR</th> <th>3BR</th> <th>4BR</th> <th>5BR+</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>4</td> <td>4</td> <td></td> <td></td> </tr> </tbody> </table>		Eff	1BR	2BR	3BR	4BR	5BR+			4	4		
Eff	1BR	2BR	3BR	4BR	5BR+									
		4	4											
(2.9) Total Residential Buildings 21	(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												
(2.10) 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														

(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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ 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						\$ -
TOTAL PHYSICAL NEEDS						\$ 1,053,600

(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)							\$ -	\$ -
Site Subtotals							\$ -	\$ 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)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
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)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ 548,100.00
(4.12) Unit Interiors								
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)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ 289,400.00
(4.13) Mechanical								
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)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ 75,800.00
(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)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ 1,053,600
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

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: <u>In Process</u>	Federal FY of Grant: CFFP _____ FY of Grant Approval: CFFP _____
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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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds	\$ 8,950,000.00			
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	350,000.00	-	-	-
10	1460 Dwelling Structures	2,650,000.00	-	-	-
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)	\$ 3,000,000.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	1,200,000.00	-	-	-
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 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 RHF funds shall be included here.


PAOS 001

Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number		Federal FY of Grant:
	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	CFFP
	Date of CFFP: <u>In Process</u>		FFY of Grant Approval: CFFP

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 ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/1/2009			

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP - In Process Replacement Housing Factor Gra				CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: CFFP		
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 1	Complete renovation and/or new	1460.00	52	2,650,000.00				Design
PA 5-1	units including UFAS units	1450.00		350,000.00				

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.

Part II: Supporting Pages									
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP - In Process Replacement Housing Factor Gra			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CFFP				Federal FY of 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		

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: CFFP	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
AMP 1 - PA 5-1	12/31/2012		9/30/2014		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: McKeesport Housing Authority					Federal FY of Grant: CFFP
Development Number Name/EHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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

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: _____ PA28R00550106
	Federal FY of Grant: <u>2006</u> FFY of Grant Approval: <u>2007</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending **09/30/2009** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expanded
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	37,923.00	-	-	-
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)	\$ 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	-	-	-	-

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 RHE funds shall be included here.

PA005N01

Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number		Federal FY of Grant:
	Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: PA28R00550106	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 **09/30/2009** 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 <i>Steve Z Buchler</i>		Date 12/1/2009		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550106			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Federal FY of Grant: 2006	
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	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.

ON

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550106			CFPP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Federal FY of Grant: 2006			
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	

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

EN

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: _____ PA28R00550107	Federal FY of Grant: <u>2007</u> FFY of Grant Approval: <u>2008</u>

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. -)
 Performance and Evaluation Report for Period Ending 09/30/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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 ⁴	40,567.00	-	-	-
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)	\$ 40,567.00	\$ -	\$ -	\$ -
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	-	-	-	-
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.


PA005M01

Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____ Replacement Housing Factor Grant No: PA28R00550107	Federal FY of Grant: _____ 2007 FFY of Grant Approval: _____ 2008
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)
 Performance and Evaluation Report for Period Ending **09/30/2009**
 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 _____			
	 _____	_____ 12/1/2009			

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant PA28R00550107			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	40,567.00				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.

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550107			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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 Developm
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	Grant Type and Number	Federal FY of Grant:
PHA Name:	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<u>2009</u>
McKeesport Housing Authority	Date of CFFP: <u>PA28R00550208</u>	FY of Grant Approval:
		<u>2009</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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 ⁴	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	-	-	-	-

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.

PAcosL01

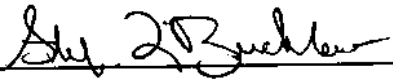
Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: <u>PA28R00550208</u>	Federal FY of Grant: <u>2008</u> FFY of Grant Approval: 2009
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. -)
 Performance and Evaluation Report for Period Ending 09/30/2009
 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 12/1/2009	Signature of Public Housing Director 	Date
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Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550208			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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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: _____ PA28R00550108
	Federal FY of Grant: 2008 FFY 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 **09/30/2009** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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	134,968.00	-	-	-
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)	\$ 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 CFP Grants for operations.
 4 RHF funds shall be included here.

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Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number		Federal FY of Grant:
	Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: PA28R00550108	2008 FFY 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 **09/30/2009**
 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	
<i>Step 2 Buchler</i>		12/1/2009			

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Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550108			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: **McKeesport Housing Authority** **Federal FY of Grant:**
2008

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: _____ PA29R00550209
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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 ⁴	175,467.00	-	-	-
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)	\$ 175,467.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	175,467.00	-	-	-
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.

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Part I: Summary					
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: PA28R00550209 Date of CFFP: _____			
		Federal FY of Grant: 2009 FFY of Grant Approval: 2010			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. -) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 09/30/2009 <input type="checkbox"/> 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	
<i>Alex T. Buchler</i>		12/1/2009			

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			Federal FY of Grant:		
McKeesport Housing Authority			Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550209			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	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	175,467.00				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.

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: _____ PA28R00550109
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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	125,616.00	-	-	-
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)	\$ 125,616.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	125,616.00	-	-	-
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 CFP Grants for operations.
 4 RHF funds shall be included here.

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Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: <u>PA28R00550109</u> Date of CFFP: _____		Federal FY of Grant: <u>2009</u>
			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 09/30/2009
 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 <u>12/1/2009</u>		Signature of Public Housing Director _____ Date _____			

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550109			CFPP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	125,616.00				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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: McKeesport Housing Authority					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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	Grant Type and Number	Federal FY of Grant:
PHA Name:	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	2010
McKeesport Housing Authority	Date of CFFP: PA28R00550210	FY of Grant Approval:
		2011

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 ¹	
		Original	Revised ²	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	175,467.00	-	-	-
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)	\$ 175,467.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	175,467.00	-	-	-
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.

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Part I: Summary					
PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____				
	Replacement Housing Factor Grant No: <u>PA28R00550210</u>				
	Federal FY of Grant: <u>2010</u> FFY of Grant Approval: <u>2011</u>				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. -) <input type="checkbox"/> Performance and Evaluation Report for Period Ending - <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/1/2009			

Part II: Supporting Pages								
PHA Name:		Grant Type and Number			CFFP:		Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2010	
		Replacement Housing Factor Gra			PA28R00550210			
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	175,467.00				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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:				McKeesport Housing Authority		Federal FY of Grant:		2010	
Development Number Name/PHA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹			
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date					

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: <u>PA28R00550110</u>
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

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 ¹	
		Original	Revised ²	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	125,616.00	-	-	-
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)	\$ 125,616.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	125,616.00	-	-	-
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 CFP Grants for operations.
 4 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: PA28R00550110 Date of CFFP: _____			
		Federal FY of Grant: 2009 FFY of Grant Approval: 2010			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. -) <input type="checkbox"/> Performance and Evaluation Report for Period Ending - <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised²	Obligated	Expended
Signature of Executive Director <i>Step 2 Buechler</i>		Date 12/1/2009	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name:			Grant Type and Number			Federal FY of Grant:		
McKeesport Housing Authority			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Capital Fund Program Grant No: Replacement Housing Factor Gra PA28R00550110			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	
AMP 2 PA 5-13	1 New Scattered Site UFAS 3BR	1499.00	1	125,616.00				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.

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:		McKeesport Housing Authority			Federal FY of Grant:	
Development Number Name/PHA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date		

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: <u>PA28P00550108</u>
	Federal FY of Grant: <u>2008</u> FFY of Grant Approval: <u>2009</u>

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending 09/30/2009 Revised Annual Statement (revision no. 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		\$ 25,000.00		
2	1406 Operations (may not exceed 20% of line 21) ³	213,704.00	-	-	-
3	1408 Management Improvements	35,000.00	-	-	-
4	1410 Administration	213,704.00	213,704.00	213,704.00	213,704.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	50,000.00	468,042.43	468,042.43	393,087.09
8	1440 Site Acquisition	25,000.00	-	-	-
9	1450 Site Improvement	250,000.00	279,171.15	246,927.50	-
10	1460 Dwelling Structures	729,636.00	1,171,726.42	1,171,726.42	1,010,123.82
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	15,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	5,000.00	4,400.00	4,400.00	4,300.00
17	1499 Development Activities ⁴	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	600,000.00	-	-	-
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	\$ 2,137,044.00	\$ 2,104,800.35	\$ 1,621,214.91
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	450,000.00	450,000.00	450,000.00	425,000.00
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 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.

PAAsFC

Part I: Summary

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

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **2**)
 Performance and Evaluation Report for Period Ending **09/30/2009**
 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	
<i>Step 2 Buchler</i>		12/2/2009			

Part II: Supporting Pages								
PHA Name:		Grant Type and Number			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550108					2008	
		Replacement Housing Factor Grant No:						
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 1								
PA 5-1	Complete renovation of rowhouses	1460.00	5	29,636.00				
	Site Work	1450.00		50,000.00	6,927.50	6,927.50		
	A/E fees	1430.00		50,000.00	267,173.65	267,173.65	202,905.65	
PA 5-1	Repayment of debt financing	1501.00		600,000.00	-			
	Relocation Costs	1495.10			200.00	200.00	100.00	
	Physical Needs Assessment	1430.00			52,281.02	52,281.02	52,281.02	
	Energy Audit	1430.00			37,283.00	37,283.00	37,283.00	
PA 5-6	504 Conversion - Steelview Manor	1460.00	9	50,000.00				
PA 5-6	Elevator Replacement -Steelview Manor	1460.00	1	250,000.00	304,309.05	304,309.05	304,309.05	
	Replace Railings & Central Laundry	1460.00	8		161,602.60	161,602.60		
	A/E Fees - Railings & Central Laundry	1430.00			31,447.00	31,447.00	25,227.71	
AMP 2								
PA 5-6	Elevator Replacement - Isbir Manor	1460.00	1	250,000.00	295,012.41	295,012.41	295,012.41	
	504 Conversion - Isbir Manor	1460.00	9	50,000.00	159,892.62	159,892.62	159,892.62	
	Relocation Costs	1495.10	6	5,000.00				
	Replace Railings & Central Laundry	1460.00	8					
PA 5-13	A/E Fees - New 3 BR UFAS Unit	1430.00						

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.

F

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550108 Replacement Housing Factor Gra			CFFP: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 (Continued)								
	A/E Fees - Railings & Central Laundry	1430.00	2		25,227.70	25,227.70	25,227.70	
PA 5-5	Renovation of Moran Field:	1450.00		75,000.00				
	Site work (grading/fencing/bleachers)	1450.00			160,000.00	160,000.00		City of McKeesport to provide: paving labor & eqt.
	Concrete sidewalks, pads, steps	1450.00			80,000.00	80,000.00		
	Asphalt material only	1450.00			32,243.65			
	A/E Fees	1430.00			35,816.00	35,816.00	31,347.95	
PA 5-11	Purchase land for playground/park	1440.00	1	25,000.00				
	Demo structure and site improvements	1450.00	1	125,000.00				
AMP 3								
PA 5-7	504 Conversion	1460.00	9	100,000.00	250,909.74	250,909.74	250,909.74	
	A/E Fees	1430.00			18,814.06	18,814.06	18,814.06	
	Tenant Relocation	1495.10	16		4,200.00	4,200.00	4,200.00	
PHA Wide	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	213,704.00	

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.

F

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

F

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: McKeesport Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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**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.

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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: _____ PA00500000209E
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$ 15,000.00			
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	5,000.00	10,880.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	142,000.00	133,415.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	81,000.00	83,705.00	-	-
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)	\$ 228,000.00	\$ 228,000.00	\$ -	\$ -
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	-	-
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 CFP Grants for operations.
 4 RHF funds shall be included here.


PA00501

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: _____ PA00500000209E		Federal FY of Grant: <u>2009</u>
			FFY of Grant Approval: 2010

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 1)
 Performance and Evaluation Report for Period Ending 09/30/2009
 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
		12/1/2009			

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA00500000209E Replacement Housing Factor Grant No:				CFFP: <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> 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	
AMP 2								
PA 5-6 Isbir	Fire Alarm Panel, pull stations, audio and visual indicators	1460.00	73	142,000.00	133,415.00			
	Wireless call to aide system	1465.10	73	81,000.00	83,705.00			
	Architect/Engineering Fees	1430.00	1	5,000.00	10,880.00			

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.

8

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA00500000209E Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2009			Federal FY of 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	

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.

E

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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E

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority		Federal FY of Grant: 2009			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

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: _____ PA2880055109
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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	300,000.00	300,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	1,230,000.00	930,000.00	-	-
10	1460 Dwelling Structures	375,000.00	100,000.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	1,179,882.00	1,754,882.00	-	-
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)	\$ 3,084,882.00	\$ 3,084,882.00	\$ -	\$ -
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	-	-	-	-
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 CFP Grants for operations.
 4 RHF funds shall be included here.

PH00SD01


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: _____ PA28S0055109	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: 2010
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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 09/30/2009
 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	
		12/1/2009			

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28S0055109 Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	
AMP 1								
PA5-1	Asbestos/Environmental Remediation	1450.00	17	900,000.00	600,000.00			
	Site Preparation	1450.00	17	330,000.00	330,000.00			
	Community building	1470.00	1	779,882.00	1,504,882.00			
	Storage Building	1470.00	1	250,000.00	250,000.00			
	Architect/Engineer Fees	1430.00	1	300,000.00	300,000.00			
PA 5-6	UFAS Compliance	1460.00	5	75,000.00	-			
AMP II								
PA 5-2	Community Building Renovations	1470.00	3	150,000.00	-			
PA 5-6 Isbir	UFAS Compliance	1460.00	3	50,000.00	-			

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.

D

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28S0055109 Replacement Housing Factor Grant No:				CFPP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	
AMP III								
PA 5-7 Towers	UFAS Compliance	1460.00	5	250,000.00	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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PA 5-1 Crawford Village	2/28/2010		2/28/2012		
PA 5-6 Steelview Manor	2/28/2010		2/28/2012		
PA 5-2 Harrison Village	2/28/2010		2/28/2012		
PA 5-6 Isbir Manor	2/28/2010		2/28/2012		
PA 5-7 Towers	2/28/2010		2/28/2012		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:				McKeesport Housing Authority		Federal FY of Grant:		2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹				
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date					

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

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: <u>PA28P00550109</u> Date of CFFP: _____
	Federal FY of Grant: <u>2009</u> FFY of Grant Approval: <u>2010</u>

Type of Grant

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

Performance and Evaluation Report for Period Ending 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-
3	1408 Management Improvements	10,000.00	10,000.00	-	-
4	1410 Administration	216,688.00	216,688.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	212,000.00	212,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	50,000.00	50,000.00	-	-
10	1460 Dwelling Structures	1,183,201.00	683,201.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	-	500,000.00	-	-
13	1475 Non-dwelling Equipment	70,000.00	70,000.00	-	-
14	1485 Demolition	125,000.00	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	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)	\$ 2,166,889.00	\$ 2,166,889.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	375,000.00	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	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.

PAASCOL

PSummary			
PI Mort Housing Authority	Grant Type and Number		Federal FY of Grant:
	Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: <u>PA28P00550109</u>	<u>2009</u> FFY of Grant Approval: 2010
Grant <input type="checkbox"/> Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no. <u>1</u>) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>09/30/2009</u> <input type="checkbox"/> Final Performance and Evaluation Report			
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
<i>Step 2 Buchler</i>	12/2/2009		

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550109 Replacement Housing Factor Grant No:			CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	
AMP 1								
PA 5-1	Complete renovation of rowhouses	1460.00	5	958,201.00	108,201.00			
	Site Work	1450.00		50,000.00	50,000.00			
	Repayment of debt financing	1501.00		300,000.00	300,000.00			
	A/E Fees	1430.00		200,000.00	200,000.00			
	Community and Storage Building	1470.00			500,000.00			
PA 5-4	Demolition 5 Buildings	1485.00	5	125,000.00	125,000.00			
	A/E Fee - Demolition	1430.00		12,000.00	12,000.00			
PA 5-6	504 Conversion - Steelview Manor	1460.00	9	100,000.00	25,000.00			
	Exterior Railings/Central Laundry- Steelview	1460.00			250,000.00			
AMP 2								
PA 5-6	504 Conversion - Isbir Manor	1460.00	9	100,000.00	25,000.00			
	Exterior Railings/Central Laundry- Isbir	1460.00			250,000.00			

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.

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority		Grant Type and Number CFFP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Capital Fund Program Grant No: PA28P00550109 Replacement Housing Factor Grant 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	
AMP 3								
PA 5-7	504 Conversion	1460.00	9	25,000.00	25,000.00			
PHA Wide	Tenant Outreach, Security Systems	1408.00		5,000.00	5,000.00			
	Consulting Services	1408.00		5,000.00	5,000.00			
	Computer Equipment/Software	1475.00		70,000.00	70,000.00			
	COCC Administrative Fee	1410.00		216,688.00	216,688.00			

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PA 5-1	6/30/2010		6/30/2011		
PA 5-4	6/30/2010		6/30/2011		
PA 5-6	6/30/2010		6/30/2011		
PA 5-7	6/30/2010		6/30/2011		

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	

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

Part I: Summary						
PHA Name/Number	McKeesport	PA005	Locality (City/County & State) McKeesport, PA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	1,630,200.00	1,630,200.00	1,630,200.00	1,630,200.00
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		216,689.00	216,689.00	216,689.00	216,689.00
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	2,166,889.00	2,166,889.00	2,166,889.00	2,166,889.00	2,166,889.00

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.

PA005 B01

Part I: Summary (Continuation)						
PHA Name/Number	McKeesport	PA005	Locality (City/County & State)	McKeesport, PA	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: -
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	AMP 1	Annual Statement				
	PA 5-1 Crawford Village		360,200.00	885,200.00	1,100,200.00	1,150,200.00
	PA 5-3 Crawford Village		25,000.00	100,000.00	10,000.00	10,000.00
	PA 5-4 Crawford Village		25,000.00	100,000.00	100,000.00	100,000.00
	PA 5-6 Steelview Manor		25,000.00	225,000.00	50,000.00	50,000.00
	AMP 2					
	PA 5-2 Harrison Village		60,000.00	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		100,000.00	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
	AMP 3					
	PA 5-7 McKeesport Towers		925,000.00	100,000.00	100,000.00	100,000.00
	COCC / PHA Wide					
	COCC - Administration		216,689.00	216,689.00	216,689.00	216,689.00
	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
	Totals by Development		2,166,889.00	2,166,889.00	2,116,889.00	2,166,889.00

Capital Fund Program--Five-Year Action Plan

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

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2012</u>			Work Statement for Year <u>2012</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 1			AMP 1		
Annual Statement	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 360,200.00	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 885,200.00
	PA 5-3 Site work		25,000.00	PA 5-3 HVAC Repairs		100,000.00
	PA 5-4 Entry Door replacement		25,000.00	PA 5-4 HVAC Repairs		100,000.00
	PA 5-6 Steelview Entry Door Replacements		25,000.00	PA 5-6 Steelview Site work		25,000.00
				PA 5-6 Steelview Plumbing / HVAC Repairs		200,000.00
	AMP 2			AMP 2		
	PA 5-2 HVAC Repairs		10,000.00	PA 5-2 Porch and Exterior Renovation		10,000.00
	PA 5-5 Complete Rehab Buildings 7,9, & 10		100,000.00	PA 5-5 Complete Rehab Buildings 7,9, & 10		100,000.00
	PA 5-6 Isbir Unit Reconfig. & Renovation		100,000.00	PA 5-6 Isbir Unit Reconfig. & Renovation		100,000.00
	Scattered Sites - Site work		10,000.00	Scattered Sites - HVAC Renov.		10,000.00
	Harrison Village Rec Center renovation.		50,000.00			
	AMP 3			AMP 3		
	PA 5-7 Unit Reconfig. & Renovation		100,000.00	PA 5-7 HVAC Renovation		100,000.00
	PA 5-7 Window Replacement		725,000.00			
	PA 5-7 Ventilation System Repair		100,000.00			
	Subtotal of Estimated Cost		\$ 1,630,200.00			\$ 1,630,200.00

Capital Fund Program--Five-Year Action Plan

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

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u>			Work Statement for Year <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	Estimated Cost
See	AMP 1			AMP 1		
Annual	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 1,100,200.00	PA 5-1 Complete Rehab & Develop of UFAS Units	20	\$ 1,150,200.00
Statement	PA 5-3 Site Work		10,000.00	PA 5-3 HVAC		10,000.00
	PA 5-4 Complete Rehab of Units		100,000.00	PA 5-4 Complete Rehab of Units		100,000.00
	PA 5-6 Steelview - Unit Renovation/Reconfig. Family Service Center Building Renovations	5	50,000.00	PA 5-6 Steelview - Unit Renovation/Reconfig.	5	50,000.00
			50,000.00			
	AMP 2			AMP 2		
	PA 5-2 Site Work		10,000.00	PA 5-2 Exterior Door Renovation	15	10,000.00
	PA 5-5 Complete Rehab Buildings 7,9, & 10	18	100,000.00	PA 5-5 Complete Rehab Buildings 7,9, & 10	18	100,000.00
	PA 5-6 Isbir Plumbing and Unit Renovations		100,000.00	PA 5-6 Isbir Plumbing and Unit Renovations		100,000.00
	Scattered Sites - Site work		10,000.00	Scattered Sites - HVAC Work		10,000.00
	AMP 3			AMP 3		
	PA 5-7 Unit Reconfig. & Renovation		100,000.00	PA 5-7 Unit Reconfig. & Renovation		100,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		
			\$ 1,630,200.00			\$ 1,630,200.00

c t for FFY <u>1</u>	Work Statement for Year <u>2011</u>			Work Statement for Year <u>2012</u>		
	FFY <u>2012</u>			FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
al ent	COCC Administration Fee		\$216,689.00	COCC Administration Fee		\$216,689.00
	Computer and Security Equipment		10,000.00	Computer and Security Equipment		10,000.00
	Consulting fees		10,000.00	Consulting fees		10,000.00
	Subtotal of Estimated Cost		\$ 236,689.00			\$ 236,689.00

Capital Fund Program--Five-Year Action Plan

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

Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2013</u>			Work Statement for Year <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	Estimated Cost
See Annual Statement	COCC Administration Fee		\$216,689.00	COCC Administration Fee		\$216,689.00
	Computer and Security Equipment		10,000.00	Computer and Security Equipment		10,000.00
	Consulting fees		10,000.00	Consulting fees		10,000.00
	Subtotal of Estimated Cost		\$ 236,689.00			\$ 236,689.00

McKeesport Housing Authority
Participation in Mixed Finance & Capital Fund Financing Program
PHA Plan FFY 2011

Participation in Mixed Finance & Capital Fund Financing

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.

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: _____ PA28P00550110	Federal FY of Grant: <u>2010</u> FFY of Grant Approval: <u>2011</u>

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 ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-
3	1408 Management Improvements	30,000.00	-	-	-
4	1410 Administration	216,689.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	250,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	270,200.00	-	-	-
10	1460 Dwelling Structures	650,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Non-dwelling Structures	500,000.00	-	-	-
13	1475 Non-dwelling Equipment	20,000.00	-	-	-
14	1485 Demolition	100,000.00	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	30,000.00	-	-	-
17	1499 Development Activities ⁴	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	100,000.00	-	-	-
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)	\$ 2,166,889.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP 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 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.

PA 005 A01


Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: <u>PA28P00550110</u>	Federal FY of Grant: <u>2010</u> FFY of Grant Approval: <u>2011</u>
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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 ¹	
		Original	Revised ²	Obligated	Expended

Signature of Executive Director 	Date 12/1/2009	Signature of Public Housing Director _____	Date _____
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Part II: Supporting Pages								
PHA Name:		Grant Type and Number			CFPP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550110					2010	
		Replacement Housing Factor Grant No:						
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 1								
PA 5-1	Site Work	1450.00	5	70,200.00				
	Repayment of debt financing	1501.00		100,000.00				
	A/E Fees	1430.00		200,000.00				
	Community/Storage Building	1470.00		500,000.00				
PA 5-4	Demolition of 5 Buildings	1485.00		100,000.00				
	Relocation Costs	1495.10		30,000.00				
PA 5-6	504 Conversion - Steelview Manor	1460.00	9	250,000.00				
AMP 2								
PA 5-6	504 Conversion - Isbir Manor	1460.00	3	150,000.00				
PA 5-11 & 12	Demolition of Church for a recreation park	1450.00		200,000.00				
	Architect/Engineering fees	1430.00		25,000.00				

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.

Part II: Supporting Pages								
PHA Name: McKeesport Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P00550110 Replacement Housing Factor Grant No:			CFPP: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal FY of Grant: 2010		
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 3								
PA 5-7	Fire Alarm Panel and Call for Aide System	1460.00		250,000.00				
McKeesport	Architect/Engineering Fees	1430.00		25,000.00				
Towers								
PHA Wide	Tenant Outreach, Security Systems	1408.00		20,000.00				
	Consulting Services	1408.00		10,000.00				
	Computer / Security Equipment	1475.00		20,000.00				
	COCC Administrative Fee	1410.00		216,689.00				

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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: McKeesport Housing Authority				Federal FY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PA 5-1	6/30/2012		6/30/2013		
PA 5-4	6/30/2012		6/30/2013		
PA 5-6	6/30/2012		6/30/2013		
PA 5-6	6/30/2012		6/30/2013		
PA 5-7	6/30/2012		6/30/2013		
PA 5-11 & 12	6/30/2012		6/30/2013		

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

II: Implementation Schedule for Capital Fund Financing Program

Name:				Federal FY of Grant:	
McKeesport Housing Authority				2010	
Development Number	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates¹
Name/PHA-Wide	(Quarter Ending Date)		(Quarter Ending Date)		
Activities	Original Obligation	Actual Obligation	Original Obligation	Actual Obligation	
	End Date	End Date	End Date	End Date	

Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

McKeesport Housing Authority
RHF Debt Financing and Participation in Capital Fund Financing Program
PHA Plan FFY 2011

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.

**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 2010, 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.

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

x _____ 5-Year PHA Plan for Fiscal Years 20¹² - 20¹⁵
 x _____ Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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

Chairman of the Board/Mayor

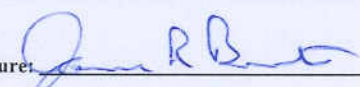
Signature

Date

1-15-2010

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

1. Type of Federal Action: <input checked="" type="checkbox"/> A a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> B a. bid/offer/application b. initial award c. post-award		3. Report Type: <input checked="" type="checkbox"/> A a. initial filing b. material change For Material change only year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known			5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:		
McKeesport Housing Authority			_____		
Congressional District, if known: _____			Congressional District, if known: _____		
6. Federal Department Agency: U.S. Department of Housing & Urban Development			7. Federal Program Name/Description: Public Housing - Capital Fund Grant 14.850 Public Housing - Operating Subsidy 14.855 CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI): _____ _____ _____ (attach Continuation Sheet(s) SF-LLL-A, if necessary)			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): _____ _____ _____ (attach Continuation Sheet(s) SF-LLL-A, if necessary)		
11. Amount of Payment (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned			13. Type of Payment (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____		
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____			_____		
14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11: _____ _____ _____ (attach Continuation Sheet(s) SF-LLL-A, if necessary)					
15. Continuation Sheet(s) SF-LLL-A attached: <input type="checkbox"/> Yes <input type="checkbox"/> No					
16. 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 reported to the Congress semi-annually and 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:  Print name: James R. Brewster Title: Chairman of the Board Telephone No.: 412-673-6942 Date: 01/15/2010		

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 and Section 8 Voucher Funding

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 Federal agency 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 Chairman of the Board
Signature 	Date 1-15-2010

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 and 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

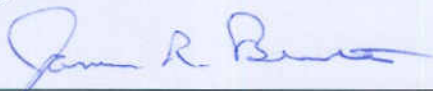
Title

James R. Brewster

Chairman of the Board

Signature

Date (mm/dd/yyyy)



1-15-2010

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Mayor James R. Brewster the Chairman certify
that the Five Year and Annual PHA Plan of the McKeesport Housing Authority is
consistent with the Consolidated Plan of City of McKeesport prepared
pursuant to 24 CFR Part 91.

 1-15-2010

Signed / Dated by Appropriate State or Local Official