

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

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

**PHA Plan
Agency Identification**

PHA Name: McKeesport Housing Authority

PHA Number: PA-005

PHA Fiscal Year Beginning: (04/2007)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: [pa005p02.xls](#)
 - Acquire or build units or developments [pa005s02.xls](#)
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) [Vacancy turnover](#)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The PHA provides information regarding up-coming modernization efforts, financial status of the Authority, Future goals, and a progress report on the previous year

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Annual Plan

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- ii. Table of Contents
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[PA005R002.doc](#))
 - 4. Rent Determination Policies
 - 5. Operations and Management Policies
 - 6. Grievance Procedures
 - 7. Capital Improvement Needs
 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing ([PA005Q002.doc](#))
 - 11. Homeownership ([PA005Q002.doc](#))
 - 12. Community Service Programs ([PA005Q002.doc](#))
 - 13. Crime and Safety
 - 14. Pets (Inactive for January 1 PHAs) ([PA005Q002.doc](#))
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)

- 16. Audit
- 17. Asset Management
- 18. Other Information ([PA005Q002.doc](#))

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration ([Discussed In Plan](#))
- FY 2006 Capital Fund Program Annual Statement ([PA005A02.xls](#))
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart ([PA005Q002.doc](#))
- FY 2006 Capital Fund Program 5 Year Action Plan ([PA005B02.Xls](#))
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- PA005C02xls P & E Report FFY2005
- PA005D02xls P & E Report FFY2004
- PA005E02xls P & E Report FFY2003
- PA005F02xls P & E Report FFY2003
- PA005G02xls RHF P & E Report 1st 5 Years
- PA005H02xls RHF P & E Report 1st 5 Years
- PA005I0212s RHF P & E Report 1st 5 Years
- PA005J0212s RHF P & E Report 1st 5 Years
- PA005K02xls RHF P & E Report 2nd 5 Years
- PA005L02xls RHF P & E Report 2nd 5 Years
- PA005M02xls RHF P & E Report 2nd 5 Years
- PA005N02xls RHF P & E Report 2nd 5 Years
- PA005O002xls Replacement Reserve
- PA005P002xls Debt Financing
- PA005S002doc Narrative of MOA 1997
- PA005T002.doc Bond Pool Proceeds
- PA005U002.xls CGP Replacement Reserve
- PA005V002.xls Financing Statement
- PA005W002.pdf Audit Finding Response

Supporting Documents Available for Review

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

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1358	5	5	4	N/A	4	N/A
Income >30% but <=50% of AMI	728	5	5	4	N/A	4	N/A
Income >50% but <80% of AMI	504	3	5	4	N/A	4	N/A
Elderly	3141	4	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	2439	4	N/A	N/A	N/A	N/A	N/A
Race/White	9633	N/A	N/A	N/A	N/A	N/A	N/A
Race/Black	3414	N/A	N/A	N/A	N/A	N/A	N/A
Race/Hispanic	148	NA	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s [City of McKeesport](#)
Indicate year: [2005-2010](#)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	31		250 (25%)
Extremely low income <=30% AMI	18	58%	
Very low income (>30% but <=50% AMI)	13	41%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	30	9%	
Elderly families	1	1%	
Families with Disabilities	5	16%	
Race/ethnicity White	6	19%	
Race/ethnicity African American	25	80%	
Race/ethnicity	N/A	N/A	
Race/ethnicity	N/A	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	19	61%	
2 BR	5	16%	
3 BR	6	19%	
4 BR	1	1%	
5 BR	N/A	0	

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	116		10%
Extremely low income <=30% AMI	100	86%	
Very low income (>30% but <=50% AMI)	16	13%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	102	87%	
Elderly families	4	3%	
Families with Disabilities	10	8%	
Race/ethnicity White	37	31%	
Race/ethnicity African American	79	68%	
Race/ethnicity Hispanic	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	34	29%	

Housing Needs of Families on the Waiting List			
2 BR	47	40%	
3 BR	33	28%	
4 BR	1	1%	
5 BR	1	1%	
5+ BR	N/A		

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development RHF Funds 2nd 5 year increment - leveraging
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) Maintain 95% or above Occupancy at McKeesport Towers

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate

form HUD 50075 (03/2003)

the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	3,113,024	
b) Public Housing Capital Fund	2,224,775	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,511,420	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
CFP RHF Grant	353,973	New Houses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP RHF Funds	36,835	Single Family Homes
3. Public Housing Dwelling Rental Income	1,930,046	
Excess Utilities	60,000	PH Operations
Laundry Commissions / Other	115,000	PH Operations
4. Other income (list below)		
Interest Income Operations	72,000	PH Operations
4. Non-federal sources (list below)		
Section 202 Management Fee	32,000	Repay I.G. Ineligible Exp. & operating Expenses
Total resources	10,449,073	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (3)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Credit Reports

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other: Social Service Organizations throughout Allegheny County

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? N/A
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? N/A
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other Social Service Organizations throughout Allegheny County

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

Based on PHA Income Analysis, the PHA does not need to target (See attachment PA005Q001.doc, PA005R001.doc)

b. Transfer policies:

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

- Emergencies
- Overhoused

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time (1)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (1)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (2)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Notapplicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other Changes in income must be reported within 30 days

(6) Deconcentration and Income Mixing

PA005Q02 & PA005R02

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of such development? If no, this section is complete. **N/A**

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other : Public Housing Rental History if applicable

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation

- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below) All [Public Housing Rental Offices, various social service agencies throughout Allegheny County](#)

(3) Search Time

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

If yes, state circumstances below: [Illness, Reasonable Accommodations, Unforeseen circumstances](#)

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

x Date and Time (1)

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) (N/A)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public? **Not Applicable at this time**

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

[PA005Q001.doc](#) [PA005R001.doc](#)

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

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

f. Rent re-determinations:

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

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

Tenants are required to report any changes (increase, decrease, additional income to the PHA within 30 days of the said change

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply) **N/A**

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply) **N/A**

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. [PA005Q001.doc](#)
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	850	25%

Section 8 Vouchers	450	10%
Section 8 Certificates	0	
Section 8 Mod Rehab	0	
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
202 PRAC	26	1%

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: Admissions & Occupancy Policy, Reasonable Accommodation Policy, CFR 24, Procurement, Board Resolution

(2) Section 8 Management: (list below)

Section 8 Admin Plan, Section 8 Homeownership Policy, CFR

24

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below: Policy is limited to Federal Guidelines

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below: Policy is limited to Federal Requirements

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) PA005A01.XLS

-OR-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment PA005B01.XLS
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

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

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

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

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

PA 5-12 RHF Funds will be used plus local bank financing, unsecured loan, see attachments PA005g01.xls to PA005p01.xls

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.) PA 5001

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: E. R. Crawford Village PA 5-4 1b. Development (project) number: PA 5004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>6/1/2007</u>
5. Number of units affected: 40
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/1/2007 b. Projected end date of activity: 3/1/2008

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
[PA005Q001.doc](#)

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

[PA005Q001.doc](#)

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: [PA005Q001.doc](#)

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below: [Working/Disabled Families, Families in Compliance with Family Obligations](#)

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

[PA005Q001.doc](#)

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? [01/01/2000](#)

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>YMCA After School Program</i>	<i>75 kids</i>	<i>N/A</i>	<i>Family service Centers</i>	<i>Both</i>
Headstart	10	N/a	Faniky Service Center	Both
Narcotics Anonymous	50	N/A	Family Service Centers	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

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13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports

- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other RASS Survey

3. Which developments are most affected? PA 5-1 PA 5-4

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

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

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

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

[All developments](#)

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? All developments that the PHA Manages

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

[PA005Q001.doc](#)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____N/A
5. Yes No: Have responses to any unresolved findings been submitted to HUD? [PA005w01.pdf](#)
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

HA has completed Master Plans of Crawford and Harrison Village, a Management and Needs Assessment will be completed for Capital Fund Bond Pool participation.

18. Other Information

[24 CFR Part 903.7 9 (r)]

PA005Q001.doc

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: **Tenants agreed with PHA Plan with no change. Items discussed by RAD Board members not pertinent to PHA Plan**

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of McKeesport

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

Other: (list below)

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

D. Other Information Required by HUD

[PA005Q001.doc](#)

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550107 Replacement Housing Factor Grant No:
--	--

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	222,478.00	-	-
3	1408 Management Improvements	40,000.00	-	-
4	1410 Administration	222,478.00	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	50,000.00	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	50,000.00	-	-
10	1460 Dwelling Structures	912,819.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	5,000.00	-	-
14	1485 Demolition	75,000.00	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	5,000.00	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	642,000.00	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,224,775.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	250,000.00	-	-
24	Amount of line 21 Related to Security - Soft Costs	30,000.00	-	-
25	Amount of line 21 Related to Security - Hard Costs	15,000.00	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Executive Director

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

PHA Name:		Grant Type and Number			Federal FY of Grant:		
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550107			2007		
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA 5-1	Complete renovation of rowhouses	1460.00	5	164,467.00			
Crawford	Demolition - Bldgs 4,5,15 & 16	1485.00	4	75,000.00			
Village	Site work	1450.00	1	50,000.00			
	Relocation Costs	1495.10	6	5,000.00			
PA 5-1 & 4	Replace roofs, gutters & downspouts	1460.00	3	548,352.00			
Crawford							
Village							
PA 5-7	504 Compliance in-house &	1460.00	7	100,000.00			
McKeesport	Small contractor procurement for						
Towers	vacant unit conversion						
PA 5-1, 11	Repayment of debt financing	1501.00	1	642,000.00			
& 12							
PA-5-6	504 Compliance in-house &	1460.00	9	100,000.00			
Isbir & Steel	Small contractor procurement for						
View Manor	vacant unit conversion						
PA 5-1	A & E Fees	1430.00		50,000.00			

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Management Improvements						
1.	Community policing program, Tenant Outreach programs, Security systems, and cameras.	1408.00		15,000.00			
2.	Part-Time Employee Interns	1408.00		5,000.00			
3.	Resident Initiaves/Security Dept	1408.00		15,000.00			
4.	Computer Eqt	1475.00		5,000.00			
5.	Consulting Services	1408.00		5,000.00			
	Operations						
PHA Wide	Operating Costs	1406.00		222,478.00			
	Administration						
1.	Executive Director	1410.00	1	42,800.00			
2.	Deputy Executive Director	1410.00	1	36,000.00			
3.	Clerical/Administ. Support	1410.00	2	26,770.00			
4.	Modernization Inspectors	1410.00	3	40,803.00			
5.	Accountant/Fiscal Asst.	1410.00	2	34,622.00			
6.	Benefits for all positions.	1410.00		41,483.00			

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550107 Replacement Housing Factor Grant No:				
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
PA 5-1 Demo of bldgs	6/30/2008			6/30/2009		
PA 5-1 & 4 Roofs/gutters/down.	6/30/2008			6/30/2009		
PA 5-7 504 Compliance	6/30/2008			6/30/2009		
PA 5-6 504 Compliance	6/30/2008			6/30/2009		
PA 5-1,11&12 Debt repayment	12/31/2007			12/31/2008		
PA 5-1 Renovation Rowhouses	6/30/2008			6/30/2009		
Relocation Costs	3/31/2008			6/30/2009		
PHA Wide Architect Fees	12/31/2007			12/31/2008		
Operations						
1. Operating Costs	12/31/2007			12/31/2008		
Management						
Improvements						
1. Community security/outreach	12/31/2007			12/31/2008		
2.Part-Time Employee Interns	12/31/2007			12/31/2008		
3.Resident Initiaves	12/31/2007			12/31/2008		
4.Grounds equipment	12/31/2007			12/31/2008		
5. Consulting Services	12/31/2007			12/31/2008		
Administration						
1.Executive Director	12/31/2007			12/31/2008		
2.Dep. Executive Director	12/31/2007			12/31/2008		
3.Clerical Support	12/31/2007			12/31/2008		
4.Moderniz. Inspectors	12/31/2007			12/31/2008		
5.Accountant/Fiscal Asst.	12/31/2007			12/31/2008		
6. Benefits for all positions	12/31/2007			12/31/2008		

McKeesport Housing Authority
RHF Debt Financing and Participation in Capital Fund Bond Pool
PHA Plan FFY 2007

RHF Financing for Project PA 5-11:

In accordance with requirements of RHF 2nd 5 year increment funding, the Housing Authority obtained leveraged financing by securing a non-collateralized loan from Irwin Bank & Trust. The Terms of the loan are as follows:

Type:		Unsecured Non-revolving Loan
Amount:		\$ 525,000.00
Interest Rate - Variable	Prime Rate + 1%	8.25%
Term		2 Years
Payment		Balloon - due December 31, 2007

The McKeesport Housing Authority did not pledge and Housing Authority assets in relation to this borrowing.

Participation in State-wide Capital Fund Bond pool

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a state wide issuance of Capital Fund Securitized Revenue Bonds 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.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name McKeesport Housing Authority		2901 Brownlee Avenue McKeesport, PA 15132		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 3/31/2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 3/31/2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 3/31/2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 3/31/2012
	Annual Statement				
PA 5-1 Crawford Village		\$ 539,819.00	\$ 1,019,819.00	\$ 1,289,819.00	\$ 214,819.00
PA 5-4 Crawford Village		400,000.00	400,000.00	100,000.00	100,000.00
PA 5-5 Harrison Village				50,000.00	1,080,000.00
PA 5-6 Isbir Manor/Steelview Manor		25,000.00	-	25,000.00	12,500.00
PA 5-7 McKeesport Towers		500,000.00	25,000.00	10,000.00	12,500.00
PA 5-3 Crawford Village					50,000.00
PHA Wide		759,956.00	779,956.00	749,956.00	754,956.00
CFP Funds Listed for 5-year planning		2,224,775.00	2,224,775.00	2,224,775.00	2,224,775.00
Replacement Housing Factor Funds		317,138.00	36,835.00	36,835.00	36,835.00

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 3/31/2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 3/31/2010	
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	PA 5-1 Crawford Village	Renovations of interior, roof, site work, & 504 .	\$529,819.00	PA 5-1 Crawford Village	Renovations of interior, roof, site work, & 504 .
		Relocation Costs	10,000.00		Relocation Costs
	PA 5-4 Crawford Village	Roofs/Gutters/Downsp.	400,000.00	PA 5-4 Crawford Village	Roofs/Gutters/Downsp.
	PA 5-6 Steelview/Isbir	Renovations - kitchens, showers, & 504 compl. & Ionization systems	25,000.00		
				PA 5-6 Steelview/Isbir &	Hard to rent - Apartment
	PA 5-6 Steelview/Isbir & PA 5-7 Mck. Towers	Elevator Renovations Interior renovations	500,000.00	PA 5-7 Mck. Towers	renovations.
					Community Space Eqt.
	PHA-Wide	Ranges/Refrigerators	35,000.00		Ranges/Refrigerators
				PA 5-6 & 7 Steelview, Isbir &	Parking Lots & other site improvements
	PHA-Wide	Community Space Eqt.	10,000.00	McKeesport Towers	
	PHA Wide	A & E Fees	200,000.00	PHA Wide	A & E Fees
	PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach	50,000.00	PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach
	PHA Wide	Office Furniture/Eqt.	10,000.00	PHA Wide	Office Furniture/Eqt.
	Consulting Services	10,000.00		Consulting Services	
Total CFP Estimated Cost			\$ 1,779,819.00		

Estimated Cost
\$1,009,819.00
10,000.00
400,000.00
20,000.00
10,000.00
35,000.00
25,000.00
200,000.00
50,000.00
10,000.00
10,000.00
\$ 1,779,819.00

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

Activities for Year: <u>4</u> FFY Grant: <u>2010</u> PHA FY: <u>3/31/2011</u>			Activities for Year: <u>5</u> FFY Grant: <u>2011</u> PHA FY: <u>3/31/2012</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 5-1 Crawford Village	Renovations of interior, roof, site work, & 504 .	\$1,289,819.00	PA 5-1 Crawford Village	Renovations of interior, roof, site work, & 504 .	\$214,819.00
PA 5-7 McKeesport Towers	504 Compliance Units	10,000.00	PA 5-1, 3 & 4 PHA Wide	Landscaping/Site Imp. Ranges/Refrigerators	50,000.00 30,000.00
PA 5-4 Crawford Village	Roof Replacements	100,000.00	PA 5-4 Crawford Village	Roof Replacements	100,000.00
PA 5-6 Steelview/Isbir & PA 5-7 Mck. Towers	Hard to rent - Apartment renovations: carpeting, partition walls, ceramic tile floors, vertical blinds.	25,000.00	PA 5-6 Steelview/Isbir & PA 5-7 Mck. Towers	Hard to rent - Apartment renovations.	25,000.00
			PA 5-1 & 5-4	Relocation Costs	10,000.00
PA 5-5 Harrison Village	Renovations - complete buildings 7,9,10	50,000.00	PA 5-5 Harrison Village	Renovations - complete buildings 7,9,10	1,080,000.00
PA 5-6 Steelview/Isbir	Renovations - kitchens, showers	25,000.00			
PA 5-1 & 5-5 PHA Wide	Relocation Costs A & E Fees	10,000.00 200,000.00	PA 5-1 & 5-5 PHA Wide	Relocation Costs A & E Fees	10,000.00 200,000.00
PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach	50,000.00	PHA Wide - Mgt. Improv.	Community policing program above base-line protection, security cameras/systems, and community outreach	50,000.00
PHA Wide	Office Furniture/Eqt. Consulting Services	10,000.00 10,000.00	PHA Wide	Office Furniture/Eqt. Consulting Services	10,000.00 10,000.00
Total CFP Estimated Cost		\$ 1,779,819.00			\$ 1,779,819.00

McKeesport Housing Authority
RHF Debt Financing and Participation in Capital Fund Bond Pool
PHA Plan FFY 2008

RHF Financing for Project PA 5-11:

In accordance with requirements of RHF 2nd 5 year increment funding, the Housing Authority obtained leveraged financing by securing a non-collateralized loan from Irwin Bank & Trust. The Terms of the loan are as follows:

Type:		Unsecured Non-revolving Loan
Amount:		\$ 525,000.00
Interest Rate - Variable	Prime Rate + 1%	8.25%
Term		2 Years
Payment		Balloon - due December 31, 2007

The McKeesport Housing Authority did not pledge and Housing Authority assets in relation to this borrowing.

Participation in State-wide Capital Fund Bond pool

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a state wide issuance of Capital Fund Securitized Revenue Bonds 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 (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550106 Replacement Housing Factor Grant No:
--	--

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 1)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	229,020.00	229,020.00	229,020.00
3	1408 Management Improvements	125,000.00	-	-
4	1410 Administration	229,020.00	229,020.00	229,020.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	75,000.00	30,000.00	17,433.98
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	40,000.00	-	-
10	1460 Dwelling Structures	658,352.00	1,162,610.02	972,181.02
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	214,967.00	-	-
13	1475 Nondwelling Equipment	5,000.00	-	-
14	1485 Demolition	100,000.00	100,000.00	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	5,000.00	-	-
18	1499 Development Activities	52,345.00	52,345.00	52,345.00
19	1501 Collateralization or Debt Service	556,500.00	487,208.98	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,290,204.00	\$ 2,290,204.00	\$ 1,500,000.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	250,000.00	250,000.00	250,000.00
24	Amount of line 21 Related to Security - Soft Costs	150,000.00	-	-
25	Amount of line 21 Related to Security - Hard Costs	30,000.00	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Stephen L. Bucklew

 Executive Director

Federal FY of Grant:

2006

ual Cost

Expended
229,020.00
-
9,604.94
-
-
17,433.98
-
-
504,840.48
-
-
-
-
-
-
-
-
52,345.00
-
-
\$ 813,244.40
-
250,000.00
-
-
-

3/26/2007

Date

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA 5-1							
Crawford Village	Demolition - Bldgs 9-12 & Chimney	1485.00	4	100,000.00	100,000.00		
	Garage/Storage Facility	1470.00	1	214,967.00	-		
	Parking Lot	1450.00	1	40,000.00	-		
PA 5-5	Complete conversion of 3 Story	1460.00	5		883,870.02	818,441.02	494,840.48
Harrison Village	Walkups						
	Relocation Costs	1495.10	6	5,000.00	-		
PA 5-1 & 4	Replace roofs, gutters & downspouts	1460.00	3	548,352.00	125,000.00		
Crawford Village							
PA 5-7	Brick repair and masonry	1460.00	1	100,000.00	143,740.00	143,740.00	
McKeesport Towers	resealing - repair major cracks, seal window leaks						
PA 5-11 & 12	Repayment of RHF refinancing	1501.00	1	556,500.00	487,208.98		
St. Mary's		1499.00	20	52,345.00	52,345.00	52,345.00	52,345.00
PA-5-6 & 7	UFAS Conversions	1460.00	20	10,000.00	10,000.00	10,000.00	10,000.00
PA 5-1	A & E Fees	1430.00		75,000.00	30,000.00	17,433.98	17,433.98

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Management Improvements						
1.	Community policing program, Tenant Outreach programs, Security systems, and cameras.	1408.00		55,000.00	-		
2.	Part-Time Employee Interns	1408.00		5,000.00	-		
3.	Resident Initiaves/Security Dept	1408.00		50,000.00	-		
4.	Computer Eqt	1475.00		5,000.00	-		
5.	Consulting Services	1408.00		15,000.00	-		
	Operations						
PHA Wide	Operating Costs	1406.00		229,020.00	229,020.00	229,020.00	229,020.00
	Administration						
1.	Executive Director	1410.00	1	42,800.00	42,800.00	42,800.00	1,104.69
2.	Deputy Executive Director	1410.00	1	36,000.00	36,000.00	36,000.00	929.18
3.	Clerical/Administ. Support	1410.00	2	26,770.00	26,770.00	26,770.00	690.95
4.	Maintenance Supt.	1410.00	1	40,803.00	40,803.00	40,803.00	1,053.14
5.	Accountant/Fiscal Asst.	1410.00	2	34,622.00	34,622.00	34,622.00	893.60
6.	Benefits for all positions.	1410.00		48,025.00	48,025.00	48,025.00	4,933.38

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550106 Replacement Housing Factor Grant No:				
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
PA 5-1 Demo of bldgs/chimney	6/30/2007			6/30/2008		
PA 5-1 & 4 Roofs/gutters/down.	6/30/2007			6/30/2008		
PA 5-6/7 & Hard to Rent Effic.	6/30/2007			6/30/2008		
PA 5-7 Brick repair	9/30/2006			9/30/2007		
PA 5-11 Debt repayment	12/31/2006			12/31/2007		
PA 5-1 Garage/Parking Lot	6/30/2007			6/30/2008		
Relocation Costs	3/31/2007			6/30/2007		
PHA Wide Architect Fees	12/31/2006			12/31/2007		
Operations						
1. Operating Costs	12/31/2006			12/31/2007		
Management						
Improvements						
1. Community security/outreach	12/31/2006			12/31/2007		
2.Part-Time Employee Interns	12/31/2006			12/31/2007		
3.Resident Initiaves	12/31/2006			12/31/2007		
4.Grounds equipment	12/31/2006			12/31/2007		
5. Consulting Services	12/31/2006			12/31/2007		
Administration						
1.Executive Director	12/31/2006			12/31/2007		
2.Dep. Executive Director	12/31/2006			12/31/2007		
3.Clerical Support	12/31/2006			12/31/2007		
4.Moderniz. Inspectors	12/31/2006			12/31/2007		
5.Accountant/Fiscal Asst.	12/31/2006			12/31/2007		
6. Benefits for all positions	12/31/2006			12/31/2007		

McKeesport Housing Authority
RHF Debt Financing and Participation in Capital Fund Bond Pool
PHA Plan FFY 2007

RHF Financing for Project PA 5-11:

In accordance with requirements of RHF 2nd 5 year increment funding, the Housing Authority obtained leveraged financing by securing a non-collateralized loan from Irwin Bank & Trust. The Terms of the loan are as follows:

Type:		Unsecured Non-revolving Loan
Amount:		\$ 525,000.00
Interest Rate - Variable	Prime Rate + 1%	8.25%
Term		2 Years
Payment		Balloon - due December 31, 2007

The McKeesport Housing Authority did not pledge and Housing Authority assets in relation to this borrowing.

Participation in State-wide Capital Fund Bond pool

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a state wide issuance of Capital Fund Securitized Revenue Bonds 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 (CFP/CFPRHF) Part I: Summary

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550105 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **3**)
 Performance and Evaluation Report for Period Ending **01/31/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	240,606.00	-	-
3	1408 Management Improvements	235,000.00	246,090.35	246,090.35
4	1410 Administration	240,606.00	240,606.00	240,606.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	100,000.00	36,976.35	36,976.35
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	30,000.00	-	-
10	1460 Dwelling Structures	1,479,052.00	1,838,091.30	1,838,091.30
11	1465.1 Dwelling Equipment - Nonexpendable	20,800.00	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	5,000.00	-	-
14	1485 Demolition	50,000.00	44,300.00	44,300.00
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	5,000.00	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,406,064.00	\$ 2,406,064.00	\$ 2,406,064.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	350,000.00	350,000.00	350,000.00
24	Amount of line 21 Related to Security - Soft Costs	150,000.00	50,000.00	50,000.00
25	Amount of line 21 Related to Security - Hard Costs	30,000.00	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2005

ual Cost

Expended
-
246,090.35
240,606.00
-
-
36,976.35
-
-
1,838,091.30
-
-
-
44,300.00
-
-
-
-
-
-
\$ 2,406,064.00
-
350,000.00
50,000.00
-
-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:	
McKeesport Housing Authority		Capital Fund Program Grant No: PA28P00550105				2005	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Management Improvements						
1.	Community policing program, In House Security Force, Tenant Outreach programs	1408.00		150,000.00	111,191.58	111,191.58	111,191.58
2.	Part-Time Employee Interns	1408.00		20,000.00	22,786.71	22,786.71	22,786.71
3.	Resident Initiatives/Security Dept	1408.00		50,000.00	112,112.06	112,112.06	112,112.06
4.	Computer Eqt	1475.00		5,000.00	-		
5.	Consulting Services	1408.00		15,000.00			
	Operations						
PHA Wide	Operating Costs	1406.00		240,606.00	-		
	Administration						
1.	Executive Director	1410.00	1	42,800.00	37,501.90	37,501.90	37,501.90
2.	Deputy Executive Director	1410.00	1	36,000.00	32,790.38	32,790.38	32,790.38
3.	Clerical/Administ. Support	1410.00	2	26,770.00	29,352.57	29,352.57	29,352.57
4.	Modernization Inspector	1410.00	1	40,803.00	26,829.35	26,829.35	26,829.35
5.	Accountant/Fiscal Asst.	1410.00	2	34,622.00	37,961.26	37,961.26	37,961.26
6.	Benefits for all positions.	1410.00		59,611.00	76,170.54	76,170.54	76,170.54

Status of Work
Complete
Moved to a later year
Moved to a later year
Moved to a later year

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

PHA Name:		Grant Type and Number					Federal FY of Grant:
McKeesport Housing Authority		Capital Fund Program Grant No:			PA28P00550105		2005
		Replacement Housing Factor Grant No:					
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 5-5 Walk-up Rehab	6/30/2005	6/30/2005	6/30/2005	6/30/2007	6/30/2007	9/30/2006	Completed sooner than expected.
PA 5-1 & 4 Roof Replacement	9/30/2006			12/31/2007			Moved to a later year.
PA 5-6/7 & Hard to Rent Effic.	6/30/2006			12/31/2007			Moved to a later year.
Relocation Costs	3/31/2005			12/31/2005			Moved to a later year.
PHA Wide Architect Fees	12/31/2004	12/31/2004	12/31/2004	12/31/2006	9/30/2006	9/30/2006	
Operations							
1. Operating Costs	12/31/2004			12/31/2004			Used for construction costs.
Management Improvements							
1. Community security/outreach	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
2.Part-Time Employee Interns	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
3.Resident Initiaves	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
4.Grounds equipment	12/31/2004			12/31/2005			Used funds for construction.
5. Consulting Services	12/31/2004			12/31/2005			Used funds for construction.
Administration							
1.Executive Director	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
2.Dep. Executive Director	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
3.Clerical Support	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
4.Moderniz. Inspectors	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
5.Accountant/Fiscal Asst.	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	
6. Benefits for all positions	12/31/2004	12/31/2005	12/31/2005	12/31/2005	12/31/2006	9/30/2006	

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P00550104 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **3**)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	247,185.00	247,185.00	247,185.00
3	1408 Management Improvements	235,000.00	235,000.00	235,000.00
4	1410 Administration	247,185.00	247,185.00	247,185.00
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	200,000.00	108,020.80	108,020.80
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	30,000.00	30,730.43	30,730.43
10	1460 Dwelling Structures	1,452,483.00	1,564,381.77	1,564,381.77
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	5,000.00	-	-
14	1485 Demolition	50,000.00	38,700.00	38,700.00
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	5,000.00	650.00	650.00
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,471,853.00	\$ 2,471,853.00	\$ 2,471,853.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	350,000.00	350,000.00	350,000.00
24	Amount of line 21 Related to Security - Soft Costs	150,000.00	110,000.00	46,732.75
25	Amount of line 21 Related to Security - Hard Costs	30,000.00	30,000.00	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2004

Actual Cost

Expended
247,185.00
235,000.00
247,185.00
-
-
108,020.80
-
30,730.43
1,564,381.77
-
-
-
38,700.00
-
-
650.00
-
-
-
\$ 2,471,853.00
-
350,000.00
46,732.75
-
-

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

PHA Name: McKeesport Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P00550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Management Improvements						
1.	Community policing program, Tenant Outreach programs, Security systems, and cameras.	1408.00		150,000.00	107,684.92	107,684.92	107,684.92
2.	Part-Time Employee Interns	1408.00		20,000.00	31,784.58	31,784.58	31,784.58
3.	Resident Initiaves/Security Dept	1408.00		50,000.00	86,280.50	86,280.50	86,280.50
4.	Computer Eqt	1475.00		5,000.00	-		
5.	Consulting Services	1408.00		15,000.00	9,250.00	9,250.00	9,250.00
	Operations						
PHA Wide	Operating Costs	1406.00		247,185.00	247,185.00	247,185.00	247,185.00
	Administration						
1.	Executive Director	1410.00	1	42,800.00	42,800.00	38,551.46	38,551.46
2.	Deputy Executive Director	1410.00	1	36,000.00	36,000.00	32,426.47	32,426.47
3.	Clerical/Administ. Support	1410.00	2	26,770.00	26,770.00	24,112.68	24,112.68
4.	Modernization Inspectors	1410.00	3	40,803.00	40,803.00	36,752.70	36,752.70
5.	Accountant/Fiscal Asst.	1410.00	2	34,622.00	34,622.00	31,185.25	31,185.25
6.	Benefits for all positions.	1410.00		66,190.00	66,190.00	84,156.44	84,156.44

Status of Work
Complete
Complete
Moved to a later year.
Ongoing
Complete

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

PHA Name:		Grant Type and Number					Federal FY of Grant:
McKeesport Housing Authority		Capital Fund Program Grant No:			PA28P00550104		2004
		Replacement Housing Factor Grant No:					
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 5-5 Walk-up Rehab	3/31/2005	6/30/2005	6/30/2005	12/31/2005	12/31/2006	9/30/2006	Completed sooner than expected.
PA 5-1 & 4 Roof Replacement	9/30/2005			12/31/2006			Moved to a later year.
PA 5-6 & Hard to Rent Effic.	6/30/2005	6/30/2006	6/30/2006	12/31/2006	12/31/2006	9/30/2006	
Relocation Costs	12/31/2004		6/30/2005	12/31/2005		12/31/2005	
PHA Wide Architect Fees	12/31/2004			12/31/2005			
Operations							
1. Operating Costs	9/30/2003	12/31/2003		12/31/2003		12/31/2003	
Management Improvements							
1. Community security/outreach	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
2. MAP/STP Training	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
3. Resident Initiaves Coordinator	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
4. Grounds equipment	9/30/2003			12/31/2004			
5. Consulting Services	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
Administration							
1. Executive Director	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
2. Dep. Executive Director	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
3. Clerical Support	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
4. Moderniz. Inspectors	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
5. Accountant/Fiscal Asst.	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	
6. Benefits for all positions	9/30/2003	12/31/2004	12/31/2004	12/31/2004	12/31/2005	12/31/2005	

Annual Statement / Performance and Evaluation Report

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

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

Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

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

Federal FY of Grant:

1999

ual Cost

Expended
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
143,313.00
-
-
\$ 143,313.00
-
10,000.00
-
-
-

;))

Federal FY of Grant:

1999

Reasons for Revised Target Dates

The revised Implementation Schedule agrees to the time-line devised for the RHF Plan submitted in October 2003.

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550100
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)

Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	390,225.00	390,225.00	390,225.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 390,225.00	\$ 390,225.00	\$ 390,225.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	35,000.00	35,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2000

Actual Cost

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Federal FY of Grant:

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Reasons for Revised Target Dates

The revised Implementation Schedule agrees to the time-line devised for the RHF Plan submitted in October 2003.

Annual Statement / Performance and Evaluation Report

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550101
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	399,127.00	399,127.00	399,127.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 399,127.00	\$ 399,127.00	\$ 399,127.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	30,000.00	30,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2001

ual Cost

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Annual Statement / Performance and Evaluation Report

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550102
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	394,097.00	394,097.00	394,097.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 394,097.00	\$ 394,097.00	\$ 394,097.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	30,000.00	30,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2002

ual Cost

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\$ 86,955.24
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5,000.00
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Annual Statement / Performance and Evaluation Report

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550203
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 2)
 Performance and Evaluation Report for Period Ending 09/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	324,258.00	324,258.00	324,258.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 324,258.00	\$ 324,258.00	\$ 324,258.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	140,000.00	30,000.00	30,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Federal FY of Grant:

2003

Actual Cost

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\$ 301,719.94
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Annual Statement / Performance and Evaluation Report

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550204
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 2)
 Performance and Evaluation Report for Period Ending 09/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	380,532.00	380,532.00	380,532.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 380,532.00	\$ 380,532.00	\$ 380,532.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	140,000.00	35,000.00	35,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Annual Statement / Performance and Evaluation Report

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550205
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 2)
 Performance and Evaluation Report for Period Ending 09/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	344,166.00	344,166.00	344,166.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 344,166.00	\$ 344,166.00	\$ 344,166.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	35,000.00	35,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550206
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. **1**)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	326,508.00	326,508.00	326,508.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 326,508.00	\$ 326,508.00	\$ 326,508.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	30,000.00	30,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Executive Director

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550106
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending **09/30/2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	37,923.00	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 37,923.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Executive Director

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550207
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)
 Performance and Evaluation Report for Period Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
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 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	317,138.00	-	317,138.00
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 317,138.00	\$ -	\$ 317,138.00
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	25,000.00	-	25,000.00
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Executive Director

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

PHA Name: McKeesport Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R00550107
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. _____)
 Performance and Evaluation Report for Period Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
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 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	36,835.00	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 36,835.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Executive Director

Pa005q01

(12) D Community Service and Family Self-Sufficiency

Each adult resident of the MHA's public housing program (unless exempt under Section 512(c)(2) of the QHWRA) must contribute eight (8) hours per month of eligible community service, or participate in a qualified economic self-sufficiency program. This requirement will be administered in accordance with HUD regulations, the MHA's Public Housing Agency Plan and the following:

1. MHA Annual Determinations

- a. For each resident subject to this requirement, the MHA will review and determine the compliance of the resident under this section at least thirty (30) days before the end of each twelve (12) month lease term.
- b. Verification of compliance will be in accordance with the methods defined in the MHA's Public Housing Agency Plan.

2. Notification of Noncompliance

- a. Notification by the MHA to the family of noncompliance with this requirement will be subject to the MHA's administrative grievance procedure.

(14) Description of Pet Policy

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

3. Developments Outside The Established Income Range: -

McKeesport Housing Authority operates two developments where Deconcentration & Income Mixing is a factor. These include E.R. Crawford Village & H. B. Harrison Village. In accordance with CFR 903.2 (c)(1) (i), the PHA is utilizing the median income

as its guideline for the purposes of determining deconcentration efforts. Based on the income analysis, deconcentration is not necessary for these projects. MHA has implemented polices into it's A&O policy for the waiting list in which to deconcentrate the listed developments.

4. Unit Size Adjustments: - Based on the outcome of the income analysis of the identified projects, the PHA is not utilizing the option of adjusting the income analysis for unit size. The analysis indicates that the majority of current tenants are below the median income regardless of bedroom size. Please see attachment pa005T01.xls, for income analysis by both project and unit size.

5. Developments not subject to Deconcentration:- The PHA currently operates several projects not covered by deconcentration rules. The include McKeesport Towers which is designated elderly, and the following which have less than 100 units, Isbir Manor and Steelview Manor.

6. The Public Housing Developments covered are Crawford Village and Harrison Village.

7. The PHA does not currently operate any mixed finance developments.

18. Other Information

[24 CFR Part 903.7 9 (r)]

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

3. Description of Resident Election Process

Resident membership of the PHA Governing Board

The Resident Member of MHA's Board of Directors is Mr. William Stephens. Mr. Stephens was appointed by MHA's Board of Directors. He was appointed to a five-year term in 2004. His term expires in 2009.

(a) Membership of Resident Advisory Board

Janet Trust
1210 Soles Street
McKeesport, PA 15132
Phone: 412-678-2205

John Fazio
601 Sixth Street, Apt. 717
McKeesport, PA 15132
Phone: 412-664-4307

Michael Ferguson
E. R. Crawford Village
Apt. 53 D

Mary James
Isbir Manor
Apartment 17-2A

McKeesport, PA 15132
Phone: 412-672-6721

McKeesport, PA 15132
Phone: 412-672-2563

Mary Powell
601 Sixth Street
McKeesport, PA 15132
Phone: 412-678-1940

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **City of McKeesport**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - a) **504 Transition Plan Implementation**
 - b) **PHA participation on the City's Human Relations Board**
 - c) **Acquisition of scattered site property to fulfill 1997 MOA. (PA005W001.doc)**

D. Other Information Required by HUD

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

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

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

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

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

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

a) Goal: Minimize occupancy losses.

1. Established flat rents.
2. Utilize EIV System to decrease fraud
3. Post and notify delinquent residents of outside funding sources for help in paying delinquent rent.
4. Off-peak Rent Office hours for working families to pay rent.
5. Refer families to agencies to receive assistance with budgeting & housekeeping
6. 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.

b) Goal: Implement a comprehensive marketing strategy.

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

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

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

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

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

The PHA markets with social service agencies in Allegheny County to advertise and promote the units

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

- 1) Extensive modernization in Harrison Village will be completed this year. Phase 1 of Harrison Village has allowed the PHA to maintain occupancy of 95% or higher since completed in 4/2004.
- 2) 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.
- 3) The PHA has added new doors and address plaques in most of the communities.

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

- 1) Management inspections 2x yearly to resolve maintenance and housekeeping issues. All inspections with conform to REAC standards. The PHA has also created a quality assurance team to review completed work and gauge customer satisfaction
- 2) Bi-Monthly community Forums staffed by Management, Maintenance, and other departments to hear out resident complaints and issues and resolve resident problems before they go too far. The PHA changed the meetings bi-monthly as a result of a lack of participation by the tenants.
- 3) Installed video cameras at all locations to deter crime and give residents a more secure feeling.

e) Goal: Perform an assessment of resident needs.

- 1) Hold bi-monthly Community Forums at all locations staffed by Resident Initiatives Coordinator, Management, and Maintenance to discuss resident needs and wants. Open forum for residents to speak directly with staff.
- 2) The Authority reviews the results of the annual RASS survey. The PHA implements an action plan to address concerns of the residents.
- 3) 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 on-

site medical services to meet the needs of its residents. The results of the surveys will be a priority in the development of programs at each of the sites.

(f) Goal: Implement energy conservation measures.

Planned renovations to PA 5-1 will eliminate forced air furnaces and have boiler controlled systems that will greatly reduce energy costs.

During modernization the buildings will be insulated as well as new windows and doors being installed.

The Authority is installing showers in units that do not currently have them. This will reduce consumption.

11) B (2) Section 8 Homeownership Capacity Statement

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

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

10 (B) Voluntary Conversion Initial Assessments

How many of the PHA's developments are subject to the Required Initial Assessments? **(8)**

How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **(1)**

How many Assessments were conducted for the PHA's covered developments? **(8)**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

No developments appropriate for conversion based on the Required Initial Assessments

<u>Development Name</u>	<u>Number of Units</u>

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **NOT APPLICABLE**

McKeesport Housing Authority has one development, which meets the criteria for the Voluntary Conversion. A Master Plan study was conducted at E.R. Crawford Village during 2004. The PHA plans to reduce the density of the project from 554 units to 270 units, over a 12-year time period. The PHA will submit an application for demolition of 40 units in July 2005. However, based on the master plan study the PHA will not convert any of the units to tenant based assistance. The PHA will decrease the number of vacancies that the project currently has.

10B. Certification:

The PHA reviewed the operation of E.R. Crawford Village during a master plan study in 2004. It was decided that conversion to tenant based assistance was not appropriate based on cost analysis and the current density. The PHA had the units reviewed by a consultant for market value, and it was found not to be feasible to create tenant based assistance in the project. The PHA plans to reduce the density of E.R. Crawford Village from 544 units to 270 units, over a 12-year time frame. This includes a planned application for demolition in July 2005. The PHA will monitor this assessment and provide updates as the plan is implemented.

PHA Organizational Chart

The PHA organization chart includes the following:

Executive Director

Deputy Executive Director

(2) Administrative Officer III – One Officer manages the Public Housing Program, and the other Officer supervises the security department, resident initiative, and maintenance quality controls and inspections

Section 8 Coordinator

Assistant Section 8 Coordinator

Support Staff – Managers, Assistant Managers, & Clerks, Inspectors

(3) Assistant Maintenance Superintendents

Maintenance Personnel

Project	0-3,000	3,001-6,000	6,001-10,000	10,001-13,000	13,001-29,350	29,351-36,700	36,701-999,999
Harrison Village 1-5	5	8	17	5	13	2	0
Harrison Village 7-15	6	0	4	4	4	0	0
Harrison Village 16-17	11	2	41	4	11	1	0
Crawford Village 1-22	23	33	37	7	21	0	1
Crawford Village 23-41	25	34	39	14	29	2	1
Crawford Village 42-62	45	29	58	11	26	1	2
Steelview Manor	2	4	46	9	20	0	0
McKeesport Towers	14	4	114	31	20	1	1

1-Family Member	30% Median	Very Low	Low	Over 80%
PA 5-1	44	5	0	0
PA 5-2	12	6	1	1

McKeesport Housing Authority - PA005
Narrative Addressing September 8, 1997 Memorandum of Agreement
FFY 2007 Agency Plan

The McKeesport Housing Authority signed a Memorandum of Agreement on September 8, 1997 along with the U.S. Department of Housing and Urban Development, The New Hope Tenant Council, and The City of McKeesport. The agreement requires the McKeesport Housing Authority to construct a minimum of 20 and a maximum of 40 new housing units on parcels of land known as the St. Mary's site.

The Authority's Agency Plan details our commitment in fulfilling the MOA commitment in the following attached Replacement Housing Factor (RHF) fund and Comprehensive Grant Replacement Reserve files: **pa005g01.xls**, **pa005h01.xls**, **pa005i01.xls**, **pa005j01.xls**, **pa005k01.xls**, and **pa005m01.xls** **pa005n01.xls**, **pa005o01.xls**.

On December 29, 2003 the Authority received approval of its Replacement Housing Factor plans from the HUD Central Office, Office of Capital Improvements. The plans include approval for the first 5 year allocation of RHF funds, and an additional five (5) year increment of funds.

The pertinent milestones and related Authority progress in achieving the goals of the RHF Plans are as follows:

1st 5-Year Increment Milestones:

	Milestone Date	Authority Progress
Selection of an Architect	January 29, 2004	Completed
Submission of Demolition and Conversion application	March 31, 2004	Completed
Site Control/Acquisition	April 2, 2004	Completed
Submission of Development Proposal for eight 2BR & 3 BR units	April 5, 2004	Completed
Completion of drawings/construction specifications	December 30, 2005	Completed
Award of construction contracts	March 15, 2006	Completed
Completion and date of full availability (DOFA) of the eight units	February 29, 2008	On Schedule
Project completion deadline	March 31, 2008	On Schedule

2nd 5-Year Increment Revised Milestones:

	Milestone Date	Authority Progress
Selection of an Architect	January 29, 2004	Completed
Submission of Demolition and Conversion application	March 31, 2004	Completed
Site Control/Acquisition	April 2, 2004	Completed
Submission of Development Proposal for twelve 2BR & 3 BR units	January 15, 2006	Completed
Completion of drawings/construction specifications	January 31, 2006	Completed
Award of construction contracts	May 5, 2006	Completed
Completion and date of full availability (DOFA) of the twelve units	February 29, 2008	On Schedule
Project completion deadline	March 31, 2008	On Schedule

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

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

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total Non-CFP Funds			
2	1406 Operations	-	-	-
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	850,000.00	-	-
10	1460 Dwelling Structures	7,150,000.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1490 Replacement Reserve	-	-	-
16	1492 Moving to Work Demonstration	-	-	-
17	1495.1 Relocation Costs	-	-	-
18	1499 Development Activities	-	-	-
19	1501 Collateralization or Debt Service	-	-	-
20	1502 Contingency	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 8,000,000.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	2,500,000.00	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-

Annual Statement/Performance and Evaluation Report on Replacement Reserve

Comprehensive Grant Program (CGP)

See page 3 for Instructions and Public Reporting burden statement

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

Part I: Summary

HA Name:

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

Submission: (mark one)

Original Annual Statement

Revised Annual Statement/Revision No.

2

Performance & Evaluation for Program Year Ending:

09/30/2006

Section 1: Replacement Reserve Status	Must be completed each year there is balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7 equals line 17 of section 2 below)		16,928.98	16,928.98
2. Replacement Reserve Withdrawal (equals line 16 of section 2 below)		359,384.33	345,048.63
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)		(342,455.35)	(328,119.65)
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)		-	-
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		359,384.33	359,384.33
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or-) line 3) (account 2830)		16,928.98	31,264.68

Section 2: Replacement Reserve Withdrawal Report Summary by Account (6200 subaccount)	Complete this section if there is withdrawal/expenditure activity.	Estimated Cost		Actual Cost
		Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved				
2. 1406 Operations		-	-	-
3. 1408 Management Improvements		-	-	-
4. 1410 Administration		-	-	-
5. 1415 Liquidated Damages		-	-	-
6. 1430 Fees and Costs		-	-	-
7. 1440 Site Acquisition		-	-	-
8. 1450 Site Improvements		-	-	-
9. 1460 Dwelling Structures		-	359,384.33	345,048.63
10. 1465 Dwelling Equipment-Nonexpendable		-	-	-
11. 1470 Nondwelling Structures		-	-	-
12. 1475 Nondwelling Equipment		-	-	-
13. 1485 Demolition		-	-	-
14. 1495 Relocation Costs		-	-	-
15. 1498 Mod Used for Development		-	-	-
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)		-	359,384.33	345,048.63
17. 1420.7 Replacement Reserve Interest Income		(16,500.00)	(16,928.98)	(16,928.98)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)		(16,500.00)	342,455.35	328,119.65
19. Amount of line 16 related to LBP Activities				
20. Amount of line 16 related to Section 504 Compliance		140,000.00	122,000.00	122,000.00
21. Amount of line 16 related to Emergencies				

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date:
<i>x John H. Kooser, Jr.</i>	03/28/2007	X	

Annual Statement/Performance and Evaluation Report on Replacement Reserve

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

Part II: Supporting Pages

Comprehensive Grant Program (CGP)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 1/
			Original	Revised 1/	Funds Obligated 1/	Funds Expended 1/	
PA 5-6 Steelview Manor	Fire Alarm Panel Replace. Smoke Detectors, Pull Stations - 504 compliance	1460.00		122,000.00	122,000.00	122,000.00	Completed
PA 5-5 Harrison Village	Conversion of 3 story walk-ups to townhouses.	1460.00		237,384.33	237,384.33	223,048.63	Completion 10/2006

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

McKeesport Housing Authority
RHF Debt Financing and Participation in Capital Fund Bond Pool
PHA Plan FFY 2007

RHF Financing for Project PA 5-11:

In accordance with requirements of RHF 2nd 5 year increment funding, the Housing Authority obtained leveraged financing by securing a non-collateralized loan from Irwin Bank & Trust. The Terms of the loan are as follows:

Type:		Unsecured Non-revolving Loan
Amount:		\$ 525,000.00
Interest Rate - Variable	Prime Rate + 1%	8.25%
Term		2 Years
Payment		Balloon - due December 31, 2007

The McKeesport Housing Authority did not pledge and Housing Authority assets in relation to this borrowing.

Participation in State-wide Capital Fund Bond pool:

In order to leverage its annual appropriation of Capital Funds the Housing Authority plans to participate in a state wide issuance of Capital Fund Secured Revenue Bonds 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.



U. S. Department of Housing and Urban Development
Pittsburgh Office
339 Sixth Avenue
Pittsburgh, PA 15222-2507
January 8, 2007

'07 JAN 10 1:09PM

Mr. John H. Kooser, Jr.
Executive Director
McKeesport Housing Authority
2nd Floor, Family Service Center
2901 Brownlee Avenue
McKeesport, PA 15132-1759

Subject: McKeesport Housing Authority
Annual Financial Audit, Fiscal Year Ended 3/31/06
Management Decision – Finding Sustained

Dear Mr. Kooser:

We have reviewed the Housing Authority Corrective Action Plan and follow up letter of December 22, 2006, concerning the finding issued for the subject audit period, by the independent auditor. **The Authority has taken appropriate steps to resolve the finding.**

We expect a final management decision on this finding after confirmation that planned actions were implemented and found to satisfactorily address the noted deficiency. Validation will be accomplished by reviewing the results of the single audit report for the Housing Authority for fiscal year ended 3/31/07.

Should you have any questions concerning this matter, you can contact me at [Kathleen A. Tallarico@hud.gov](mailto:Kathleen_A_Tallarico@hud.gov) or 412-644-6463.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen A. Tallarico".

Kathleen A. Tallarico
Financial Analyst
Office of Public Housing

Physical Needs Assessment – Certificate

On January 9, 2007 the Housing Authority of the City of McKeesport prepared a Physical Needs Assessment (PNA) for its Public Housing Developments it owns and operates. The PNA was completed in accordance with the Housing Handbook, and the Comp Grant Handbook. The PNA took into account the entire 20 year lifecycle replacement of major building components for all of the Authority's Public

Housing Authority of the City of McKeesport

Stephen L. Bucklew, CPA
Deputy Executive Director

tion

al Needs Assessment (PNA) for all of the Public
th 24 CFR 968.315, the HUD Modernization
ar financing span of the Capital Fund Bond Pool and
Housing Developments.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name McKeesport Housing Authority				<input checked="" type="checkbox"/> Original	
				<input type="checkbox"/> Revision Number: _____	
Development Number PA 5-1		Development Name Crawford Village		DOFA Date or Construction Date 2/27/1941	
Development Type:		Occupancy Type:		Structure Type:	
Rental	XX	Family	XX	Detached/Semi-Detached	XX
Turnkey III - Vacant		Elderly		Row	
Turnkey III - Occupied		Mixed		Walk-Up	
Mutual Help				Elevator	
Section 23, Bond Financed					
				Number of Buildings	17
				Current Bedroom Distribution	73
				0	36
				1	80
				2	48
				3	4
				4	5
				5+	164
				Total Current Units	44.51%

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Reconfigure units for 504 Compliance and de-densify community.	1
Replace roofs, gutters, and downspouts.	1
Replace sidewalks and provide additional parking lots.	1
Replace exterior doors and windows.	1
Insulate exterior walls, replace drywall and interior doors.	1
Replace electrical and plumbing systems.	1
Replace forced air heating systems with building based boiler system.	1
Replace playground equipment and relocate playground to a more visible site.	1
Kitchen cabinets, electrical and plumbing fixtures.	1
Grounds, fencing, retaining walls, trees, and shrubs	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 7,750,000.00
Per Unit Hard Cost	\$ 47,256.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared	1/29/2007

Source(s) of Information:

Crawford Village Master Plan completed 2003, and Section 504 Revised Transition Implementation Plan dated December 2006.

The renovations for this development will be financed through the 2007 PHFA Capital Fund Bond Pool.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
McKeesport Housing Authority					
Development Number		Development Name		DOFA Date or Construction Date <u>1/31/1943</u>	
PA 5-2		Harrison Village			
Development Type:		Occupancy Type:		Structure Type:	
Rental	XX	Family	XX	Detached/Semi-Detached	
Turnkey III - Vacant		Elderly		Row	XX
Turnkey III - Occupied		Mixed		Walk-Up	
Mutual Help				Elevator	
Section 23, Bond Financed					
				Number of Buildings	5
				Number of Vacant Units	3
				Current Bedroom Distribution	6.00%
				0	14
				1	24
				2	
				3	8
				4	4
				5	
				5+	
				Total Current Units	50
General Description of Needed Physical Improvements					Urgency of Need (1-5)
Roofs, Gutters, and Downspouts					5
Kitchen cabinets, electrical and plumbing fixtures.					5
Electrical Systems					5
Plumbing Systems					5
HVAC Systems					5
Exterior doors and windows					5
Interior Doors, flooring, casing.					5
Interior walls and ceilings, drywall, finish.					5
Sidewalks and Parking Lots					5
Playground equipment and community building					5
Grounds, fencing, retaining walls, trees, and shrubs					5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements					\$ 0.00
Per Unit Hard Cost					\$
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost					<input type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability					<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared					1/29/2007

Source(s) of Information:

This project was completely renovated and was reopened in April of 2003.
Harrison Village Master Plan 2002 and CFP Final Cost Reports.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name McKeesport Housing Authority				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number PA 5-3		Development Name Crawford Village		DOFA Date or Construction Date <u>7/31/1943</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	XX	Family	xx	Detached/Semi-Detached	XX
Turnkey III - Vacant		Elderly		Row	
Turnkey III - Occupied		Mixed		Walk-Up	
Mutual Help				Elevator	
Section 23, Bond Financed					
				Number of Buildings	Number of Vacant Units
				19	5
				Current Bedroom Distribution	
				0	38
				1	68
				2	
				3	32
				4	12
				5	
				5+	
				Total Current Units	
				150	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Roofs, Gutters, and Downspouts	5
Kitchen cabinets, electrical and plumbing fixtures.	5
Electrical Systems	5
Plumbing Systems	5
HVAC Systems	5
Exterior doors and windows	5
Interior Doors, flooring, casing.	5
Interior walls and ceilings, drywall, finish.	5
Sidewalks and Parking Lots	5
Playground equipment and community building	5
Grounds, fencing, retaining walls, trees, and shrubs	3

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 10,000.00
Per Unit Hard Cost	\$ 67.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared	1/29/2007

Source(s) of Information:
 This development was fully renovated and released in 1998. The building systems and components are still in very good condition.
 Crawford Village Master Plan 2003 and CIAP/CGP Final Cost Reports review of REAC inspections and Maintenance Staff discussions.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name McKeesport Housing Authority				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number PA 5-4		Development Name Crawford Village		DOFA Date or Construction Date <u>11/29/1951</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	XX	Family	XX	Detached/Semi-Detached	
Turnkey III - Vacant		Elderly		Row	XX
Turnkey III - Occupied		Mixed		Walk-Up	
Mutual Help				Elevator	
Section 23, Bond Financed					
				Number of Buildings	21
				Current Bedroom Distribution	14.14%
				0	68
				1	89
				2	
				3	41
				4	
				5+	
					198
General Description of Needed Physical Improvements					Urgency of Need (1-5)
Roofs, Gutters, and Downspouts					1
Kitchen cabinets, electrical and plumbing fixtures.					3
Electrical Systems					3
Plumbing Systems					2
HVAC Systems					3
Exterior doors and windows					3
Interior Doors, flooring, casing.					3
Interior walls and ceilings, drywall, finish.					2
Sidewalks and Parking Lots.					2
Playground equipment and community building.					2
Grounds, fencing, retaining walls, trees, and shrubs					3
Unit reconfiguration and de-densification.					3
Total Preliminary Estimated Hard Cost for Needed Physical Improvements					\$ 7,500,000.00
Per Unit Hard Cost					\$ 37,879.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared					1/29/2007
Source(s) of Information:					
The roof replacements for this development will occur in Spring/Summer 2007 and paid out of the 2006 CFP program.					
This development will need extensive renovation in the next 5-8 years and will addressed with the remaining CFP funds after debt service for CFP Grants 2007-2014.					
Crawford Village Master Plan 2003, review of REAC inspections and discussions with Maintenance Staff.					

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name					<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
McKeesport Housing Authority						
Development Number		Development Name			DOFA Date or Construction Date	
PA 5-5		Harrison Village			3/31/1954	
Development Type:		Occupancy Type:		Structure Type:		Number of Buildings
Rental	XX	Family	XX	Detached/Semi-Detached		8
Turnkey III - Vacant		Elderly		Row	XX	Current Bedroom Distribution
Turnkey III - Occupied		Mixed		Walk-Up		0 _____ 1 <u>16</u> 2 <u>9</u>
Mutual Help				Elevator		3 <u>24</u> 4 <u>8</u> 5 _____
Section 23, Bond Financed						5+ _____
						Total Current Units
						57
General Description of Needed Physical Improvements						Urgency of Need (1-5)
Roofs, Gutters, and Downspouts (Buildings 7, 9, and 10 only).						3
Kitchen cabinets, electrical and plumbing fixtures. (Buildings 7, 9, and 10 only).						3
Electrical Systems (Buildings 7, 9, and 10 only).						3
Plumbing Systems (Buildings 7, 9, and 10 only).						3
HVAC Systems (Buildings 7, 9, and 10 only).						3
Exterior doors and windows (Buildings 7, 9, and 10 only).						3
Interior Doors, flooring, casing (Buildings 7, 9, and 10 only).						3
Interior walls and ceilings, drywall, finish (Buildings 7, 9, and 10 only).						3
Sidewalks and Parking Lots (Buildings 7, 9, and 10 only).						3
Grounds, fencing, retaining walls, trees, and shrubs (Buildings 7, 9, and 10 only).						3
Unit reconfiguration and de-densification and 504 compliance (Buildings 7, 9, and 10 only).						2
Total Preliminary Estimated Hard Cost for Needed Physical Improvements						\$ 1,050,000.00
Per Unit Hard Cost						\$ 18,421.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared						1/29/2007

Source(s) of Information:

Five of the 8 buildings have just been recently renovated and are in the process of lease-up. The other three buildings will need to be renovated and our scheduled for fiscal years 2011 - 2014. Harrison Village Master Plan 2002 and CFP Final Cost Reports were used.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
McKeesport Housing Authority					
Development Number		Development Name		DOFA Date or Construction Date <u>11/30/1962</u>	
PA 5-6		Steelview & Isbir Manor			
Development Type:		Occupancy Type:	Structure Type:		Number of Buildings
Rental	<input checked="" type="checkbox"/> XX	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III - Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/> XX	Row	<input type="checkbox"/>
Turnkey III - Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-Up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/> XX
Section 23, Bond Financed	<input type="checkbox"/>				
					Current Bedroom Distribution
					0 <u>22</u> 1 <u>80</u> 2 <u>59</u>
					3 _____ 4 _____ 5 _____
					5+ _____
					Total Current Units
					161
General Description of Needed Physical Improvements					Urgency of Need (1-5)
Roofs, Gutters, and Downspouts					4
Kitchen cabinets, electrical and plumbing fixtures.					4
Electrical Systems					3
Plumbing Systems					5
HVAC Systems					5
Exterior doors, windows, balconies, & surfaces					3
Interior Doors, flooring, casing.					5
Interior walls, drywall, finish.					5
Sidewalks and Parking Lots					5
Elevator Systems					1
Grounds, fencing, retaining walls, trees, and shrubs					5
Unit reconfiguration and de-densification and 504 compliance.					1
Fire Alarm pull stations and smoke alarms, and related components.					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements					\$ 850,000.00
Per Unit Hard Cost					\$ 5,280.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared					1/29/2007

Source(s) of Information:

The Authority is currently under contract to prepare specifications for elevator system replacement and 504 Compliance renovation. CFP 2006, 2007 and Operating funds will be used for these renovations. Discussions with Maintenance Staff and review of REAC inspection reports and A/E review for 504 Compliance specifications.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name McKeesport Housing Authority				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number PA 5-7		Development Name McKeesport Towers		DOFA Date or Construction Date <u>9/30/1970</u>	
Development Type:		Occupancy Type:		Structure Type:	
Rental	<input checked="" type="checkbox"/> XX	Family	<input type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III - Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/> XX	Row	<input type="checkbox"/>
Turnkey III - Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-Up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/> XX
Section 23, Bond Financed	<input type="checkbox"/>				<input type="checkbox"/>
				Number of Buildings 1	
				Number of Vacant Units 21	
				Current Bedroom Distribution 10.50%	
				Total Current Units 200	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
Roofs, Gutters, and Downspouts					4
Kitchen cabinets, electrical and plumbing fixtures.					3
Electrical Systems					5
Plumbing Systems					5
HVAC Systems					2
Exterior doors and windows					5
Interior Doors, flooring, casing.					5
Interior walls, drywall, finish.					5
Sidewalks and Parking Lots					5
Elevator Systems					5
Grounds, fencing, retaining walls, trees, and shrubs					5
Unit reconfiguration and de-densification and 504 compliance.					1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements					\$ 350,000.00
Per Unit Hard Cost					\$ 1,750.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Has Long-Term Physical and Social Viability					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Assessment Prepared					1/29/2007

Source(s) of Information:

The Authority is under contract with an A/E firm to develop specifications for 504 compliance/unit reconfig-
Operating Funds to complete the work.
Discussions with Maintenance Staff and review of REAC inspection reports and A/E review for 504 Compliance
specifications.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577--0157
(exp. 11/30/2008)

HA Name					<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
McKeesport Housing Authority						
Development Number		Development Name			DOFA Date	
PA 5-8		Scattered Sites			or Construction Date <u>3/31/1984</u>	
Development Type:		Occupancy Type:	Structure Type:		Number of Buildings	Number of Vacant Units
Rental	XX	Family	xx	Detached/Semi-Detached	XX	1
Turnkey III - Vacant		Elderly		Row		0
Turnkey III - Occupied		Mixed		Walk-Up		0.00%
Mutual Help				Elevator		Total Current Units
Section 23, Bond Financed						
					0 _____ 1 _____ 2 _____	1
					3 <u>1</u> 4 _____ 5 _____	
					5+ _____	
General Description of Needed Physical Improvements						Urgency of Need (1-5)
Roofs, Gutters, and Downspouts						1
Kitchen cabinets, electrical and plumbing fixtures.						3
Electrical Systems						4
Plumbing Systems						4
HVAC Systems						3
Exterior doors and windows						3
Interior Doors, flooring, casing.						4
Interior walls and ceilings, drywall, finish.						4
Sidewalks and Parking Lots						4
Grounds, fencing, retaining walls, trees, and shrubs						5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements						\$ 0.00
Per Unit Hard Cost						\$
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Development Has Long-Term Physical and Social Viability					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date Assessment Prepared						1/29/2007

Source(s) of Information:

The Authority plans on financing the needed renovations thru Operating Funds.
Discussions with Maintenance Staff and review of REAC inspection reports.