

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

PA 20-13 Fornelli Manor - Needed improvements include modifications to the maintenance, apartment doors, exterior lighting, brick cleaning, painting, landscaping, trim replacement and drivitt repair. A pavilion style shelter would also be considered for the front patio area. Security measures will also be reviewed for resident safety. Accessible compliance will be the main focus along with some cosmetic improvements. Possible energy performance contracting funds may be included.

PA 20- 9 McDowell Manor - Although well maintained the development is in need of updates and accessible alterations. Three one-bedroom accessible units are required for compliance to Section 504 regulations. Reconfiguring the interiors or new construction is also being considered. Improvements would include new building trims, windows, doors, storm doors, porch posts, privacy fencing, landscaping, lighting, sidewalks and façade details. The community center would get upgrades in windows, painting, and accessible improvements for compliance. Accessible renovations would include entrance doors, restroom and kitchen modifications. A laundry area accessed from the outside of the community center would also require some accessible alterations.

McDowell Manor would receive funding by applying for mixed finance funds to complete new units to fulfill the accessibility requirements within 09/10 fiscal year. McDowell needs 3 one bedroom accessible units for compliance. RHF funds would also be included in this project and accessing housing affordable trust fund for leveraging.

PA 20-14 Silver Street apartments & North Sharon Heights needs exterior renovations, which will include siding, painting, roofing, porches, privacy dividers, doors, storage sheds, landscaping and lighting. The projected improvements will upgrade the buildings to a modern appearance. The interiors are original and also need upgrades to the kitchens, bathrooms, flooring, doors and walls.

Silver Street and North Sharon Heights would receive funding by applying for mixed finance funds to complete a 2 bedroom accessible unit. This could be included in a new duplex. RHF funds would be included in this project and accessing housing affordable trust funds for leveraging.

20-7 Mesabi Street community is planned to apply for recover money to develop and stabilize the neighborhood surrounding Mesabi Street community during 2009/10.

311 Wallis Avenue in Farrell is part of the HOPE VI effort and would include the renovation of a neighborhood family home. This would include program income funds in 2009/10 and/or stimulus funds through the West Central Job Partnership/Career Link.

20-5 Valley View is in need of a duplex which would include one 2 bedroom accessible and one 3 bedroom unit. Funding for this community would be through Capital Fund or Housing Trust Fund.

20-7 Mesabi Street may include the demolition of 7 current units. This project would be paid for in part with the recovery funds.

With the development of additional tax credit units it is anticipated that MCHA would allocate 5 project based vouchers at each Gurrera Village and/or Russell Street Project. (Russell Street is included in the competitive application process for the 2nd recovery money)

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The PHA is committed to providing excellent service to all public housing applicants, residents, and the public. The PHA will Administer applicable federal and state laws and regulations; provide decent, safe, and sanitary housing in good repair; achieve a healthy mix of incomes in its public housing developments; work toward de-concentration of poverty goals; encourage self-sufficiency of participant families; promote fair housing and opportunity for very low and low-income families of all races, ethnicities, national origins, religions, ethnic backgrounds and with all types of disabilities; create positive public awareness, attain and maintain a high level of standards and professionalism and administer an efficient, high performing agency through continuous improvements and support systems.

In 2000 the population of Mercer County (MC) was 12,293, a decrease of .6% between 1990-2000. Only .9% of residents are of a two or more race background. Residents are predominantly white. Approximately 74% of the minority population live in the Shenango Valley. 11.5% of MC residents were considered poor by government standards. 1.3% of residents 65 years and older are considered poor. It is projected that the older population will grow from 18.1 to 18.5% in PA. Roughly 1/3 of the housing units were constructed in 1939 or earlier. Over 16% of MC homeowners are considered "cost burdened". Almost 34% of renter-occupied households are cost burdened. 35% Assisted Rental Housing Developments are within the County. 40% are elderly units, 54% are family and the rest are special needs. MC's total labor force is 58.1%. 54.8% of the County's population lives in the cities and boroughs. Mercer County's population is older than PA's population. Within each of the county's regions, the Shenango Valley had the largest percentage of senior residents. Growth in the senior resident population is aging the County. Households are getting smaller. Household size declined by .1 persons per household from 1990 - 2000. 50% of rural units statewide are for the elderly but in Mercer County, approximately 40% are assisted elderly units.

9.0

MCHA Summary: Based on statistics of the Mercer County and City of Sharon consolidated plans, there is a continuous need in Mercer County for affordable housing (individual and within communities). MCHA plans to improve the quality of assisted housing by renovating, demolishing or modernizing units and by providing replacement public housing. Mercer County has a high percentage of elderly. Therefore affordable elderly and/or disabled units are at a minimum. There is also a need for additional support services. MCHA will increase assisted housing choices by conducting outreach to potential Section 8 voucher landlords and implementing the voucher homeownership program and other homeownership programs.

MCHA has applied for a unification grant to bring needed housing and services to the area and close in the gap for the younger population.

MCHA will reapply for the ROSS Grant to bring needed services to elderly and family units.

The Shelter Care Plus changed from a single occupancy to family focused homeless program.

MCHA will also be focusing on other homeless programs to meet the need in Mercer County.

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>MCHA will continue to provide affordable, safe and sanitary housing in well-maintained neighborhoods. We will continue to look for ways to increase elderly and handicap accessible units within the Shenango Valley and throughout Mercer County. We will seek additional funding to continue to update our current units and to provide units in areas underserved. We continue to partner to increase needed services into our communities.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Goal # One: Effectuate excellence in MCHA property management. Improved physical safety at site by installing closed circuit TV at 1 community. Improve MCHA’s image by updating business cards, envelopes and letterhead, starting HTVN training for all staff, removed and trimmed necessary trees, repaired and installed various sidewalks.</p> <p>Goal # Two: Develop choices and availability in affordable quality housing while supporting balanced communities. Develop scattered sites for family and special need units: attended meetings and assisted in submitting applications for possible grants.</p> <p>Goal # Three: Promote support services for PHA residents through leveraging resources and engaging other institutions. Property managers and caseworkers developed calendars of events and post to website.</p> <p>Goal # Four: We will seek funding sources to supplement HUD funding. Employees developed an endowment fund to help residents. Completed trainings and manuals for marketing. Completed various energy contracts, consumptions contracts and researched different types of energy generation.</p> <p>Goal # Five: To enhance marketability of PHA Neighborhoods by implementing programs that create increased desirability. Improved MCHA operations by creating a web site and providing e-mail addresses and policy for all management staff.</p> <p>Goal # Six: Utilize technology to maximize efficiency and accountability of PHA operations. Create a web site.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>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 formal approval of the Board of Commissioners.</p> <p>MCHA will not make changes to rent or admissions policies or organization of the waiting list; make additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital fund; or make any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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

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

Part I: Summary

PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P02050107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,464.39	109,464.39	109,464.39	109,464.39
19	1502 Contingency (may not exceed 8% of line 20)	3,000.00	0.00	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,176,519.00	1,176,519.00	1,176,519.00	770,977.75
21	Amount of line 20 Related to IBP Activities				
22	Amount of line 20 Related to Section 504 Activities	280,000.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director <i>[Signature]</i>	Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>	Date 3/9/09
--	-----------------------	---	-----------------------

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

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

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

Part I: Summary		
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P02050107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,464.39	109,464.39	109,464.39	109,464.39
19	1502 Contingency (may not exceed 8% of line 20)	3,000.00	0.00	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,176,519.00	1,176,519.00	1,176,519.00	770,977.75
21	Amount of line 20 Related to IBP Activities				
22	Amount of line 20 Related to Section 504 Activities	280,000.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director <i>[Signature]</i>	Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>	Date 3/9/09
---	----------------	--	----------------

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

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

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

Part I: Summary		FFY of Grant:2009			
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,422.40			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,200,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		3 9 09			

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

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

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

Part I: Summary		FFY of Grant:2009			
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,422.40			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,200,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		3 9 09			

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,631.09	109,631.09	109,631.09	
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,243,042.00	1,243,042.00	233,935.09	62,154.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>		Date 3/9/09

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,631.09	109,631.09	109,631.09	
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,243,042.00	1,243,042.00	233,935.09	62,154.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>		Date 3/9/09

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050106 Date of CFFP:		FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	99,358.00		99,358.00	16,290.52
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>		Date 3/9/09

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050106 Date of CFFP:		FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	99,358.00		99,358.00	16,290.52
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 3/9/09	Signature of Public Housing Director <i>[Signature]</i>		Date 3/9/09

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

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

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

Part I: Summary				FFY of Grant:2008 FFY of Grant Approval: 2008	
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050108 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		3/9/09		<i>[Signature]</i>	
				Date	
				3/9/09	

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

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

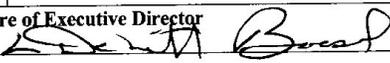
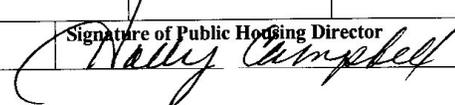
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant:2008 FFY of Grant Approval: 2008	
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050108 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		3/9/09		<i>[Signature]</i>	
				Date	
				3/9/09	

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

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

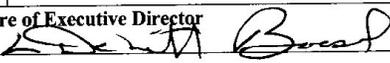
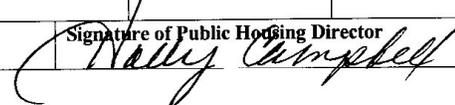
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050208 Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	41,552.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/9/09	Signature of Public Housing Director 		Date 3/9/09

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050208 Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	41,552.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/9/09	Signature of Public Housing Director 		Date 3/9/09

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

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

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

Part I: Summary

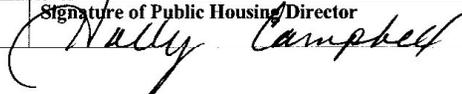
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050107 Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007
--	---	--

Type of Grant

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

Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	94,986.00		94,986.00	2,370.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 3/9/09	Signature of Public Housing Director 	Date 3/9/09
--	-----------------------	---	-----------------------

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

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

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

Part I: Summary

PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050107 Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007
--	---	--

Type of Grant

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

Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	94,986.00		94,986.00	2,370.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 3/9/09	Signature of Public Housing Director 	Date 3/9/09
--	-----------------------	---	-----------------------

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050109 Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/9/09		Signature of Public Housing Director _____	
				Date _____	

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050109 Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/9/09		Signature of Public Housing Director _____	
		Date		Date	

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

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

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

Part I: Summary

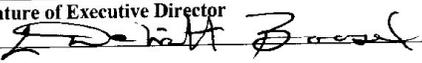
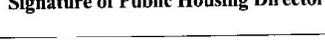
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28S02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:
--	---	---

Type of Grant

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

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,703,727.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 3/9/09	Signature of Public Housing Director 	Date
--	-----------------------	---	-------------

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

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

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

Part I: Summary

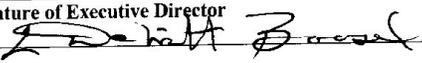
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28S02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:
--	---	---

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,703,727.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 3/9/09	Signature of Public Housing Director 	Date
--	-----------------------	---	-------------

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

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050106 Date of CFFP:
FFY of Grant: 2006 FFY of Grant Approval: 2006	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2008
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	99,358.00		99,358.00	16,290.52

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

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

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

Part I: Summary						
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050106 Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	99,358.00		99,358.00	16,290.52	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	110,000.00	117,651.00	117,651.00	117,651.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000.00	104,000.00	104,000.00	88,878.82
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00	40,000.00	40,000.00	17,550.33
10	1460 Dwelling Structures	834,864.00	729,713.00	729,713.00	403,684.11
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	15,000.00	35,000.00	35,000.00	0.00
13	1475 Non-dwelling Equipment	0.00	1,500.00	1,500.00	0.00
14	1485 Demolition	10,000.00	35,000.00	35,000.00	29,806.60
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	4,190.61	4,190.61	4,190.61	3,942.50
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,464.39	109,464.39	109,464.39	109,464.39
19	1502 Contingency (may not exceed 8% of line 20)	3,000.00	0.00	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,176,519.00	1,176,519.00	1,176,519.00	770,977.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	280,000.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410		110,000.00	117,651.00	117,651.00	117,651.00	
	Fees and Costs	1430		70,000.00	104,000.00	104,000.00	88,878.82	
PA20-10 Vermeire	Architectual design development							
PA20-8 H. Garster	Architectual design development							
PHA-Wide	Architectual design development							
	Site Improvement	1450		20,000.00	40,000.00	40,000.00	17,550.33	
PA20-10 Vermeire	Lighting, sidewalks, fencing, drainage							
PHA-Wide	Site Improvement							
	Dwelling Structures	1460						
PA20-7 Mesabi	Exterior Renovations			206,189.00	53,211.32	53,211.32	53,211.32	
PA20-10 Vermeire	Efficiency conversions to 1 bedroom			628,675.00	676,501.68	676,501.68	350,472.79	
PHA-Wide	Dwelling structures							
	Non-Dwelling Structures	1470		15,000.00	35,000.00	35,000.00	0.00	
PA20-10 Vermeire	Comm. room, laundry, common areas							
PHA-Wide	Non-dwelling structures							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Non-Dwelling Equipment	1475		0.00	1,500.00	1,500.00	0.00	
PA20-10 Vermeire	Benches & non-dwelling equipment							
	Demolition	1485		10,000.00	35,000.00	35,000.00	29,806.60	
PA20-10 Vermeire	Abatement & mediation							
	Relocation Costs	1495.1		4,190.61	4,190.61	4,190.61	3,942.50	
PA20-10 Vermeire	Tenant relocation							
PHA-Wide	Tenant relocation							
	Bond Debt Obligation	9001		109,464.39	109,464.39	109,464.39	109,464.39	
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
	Contingency	1502		3,000.00	0.00	0.00	0.00	
Total				1,176,519.00	1,176,519.00	1,176,519.00	770,977.75	

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050107 Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	94,986.00		94,986.00	2,370.00

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

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

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

Part I: Summary						
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050107 Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	94,986.00		94,986.00	2,370.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P02050108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	124,304.00	124,304.00	124,304.00	62,154.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000.00	90,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	60,235.91	60,235.91		
10	1460 Dwelling Structures	863,871.00	829,871.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	6,000.00	20,000.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition	4,000.00	4,000.00		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	5,000.00	5,000.00		
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,631.09	109,631.09	109,631.09		
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,243,042.00	1,243,042.00	233,935.09	62,154.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410		124,304.00	124,304.00	124,304.00	62,154.00	
	Fees and Costs	1430		70,000.00	90,000.00	0.00	0.00	
PA20-10 Vermeire	Architectual design development							
PA20-8 H. Garster	Architectual design development							
PHA-Wide	Accessible design							
	Site Improvement	1450		60,235.91	60,235.91	0.00	0.00	
PA20-10 Vermeire	Lighting, sidewalks, curb ramps							
PA20-8 H. Garster	Landscaping, walks, lighting							
	Dwelling Structures	1460		863,871.00	829,871.00	0.00	0.00	
PA20-4 Malleable	Basement waterproofing							
PA20-10 Vermeire	Efficiency conversions to 1 bedroom							
PA20-8 H. Garster	Exterior improvements, porches, 504 alt.							
	Non-Dwelling Structures	1470		6,000.00	20,000.00	0.00	0.00	
PA20-10 Vermeire	Comm. room, laundry, common areas							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Demolition	1485		4,000.00	4,000.00	0.00	0.00	
PA20-10 Vermeire	Abatement & mediation							
PA20-8 H. Garster	Abatement & mediation							
	Relocation Costs	1495.1		5,000.00	5,000.00	0.00	0.00	
PA20-10 Vermeire	Tenant relocation							
PA20-8 H. Garster	Tenant relocation							
	Bond Debt Obligation	9001		109,631.09	109,631.09	109,631.09	0.00	
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
Total				1,243,042.00	1,243,042.00	233,935.09	62,154.00	

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050108 Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: 12/31/2008
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	61,372.00		0.00	0.00

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

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

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

Part I: Summary						
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050108 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00		0.00	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary			
PHA Name: Mercer County Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:</td> <td style="width:50%;">FFY of Grant: 2009 FFY of Grant Approval:</td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:		

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report	
--	--

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	120,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00			
10	1460 Dwelling Structures	722,577.60			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	100,000.00			
13	1475 Non-dwelling Equipment	5,000.00			
14	1485 Demolition	10,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	3,000.00			
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,422.40			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,200,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410		120,000.00				
	Fees and Costs	1430		90,000.00				
PA20-9 McDowell	Architectual design development							
PA20-13 Fornelli	Architectual design development							
	Site Improvement	1450		40,000.00				
PA20-9 McDowell	Landscaping, walks, lighting							
PA20-13 Fornelli	Landscaping, walks, lighting							
	Dwelling Structures	1460		722,577.60				
PA20-4 Malleable	Basement waterproofing							
PA20-9 McDowell	Exterior improvements, 504 alt.							
PA20-13 Fornelli	Exterior improvements, 504 alt.							
	Non-dwelling Structures	1470		100,000.00				
PA20-9 McDowell	Comm. room, laundry, common areas							
PA20-13 Fornelli	Comm. room, laundry, common areas							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Non-dwelling Equipment	1475		5,000.00				
PA20-9 McDowell	Benches and non-dwelling equipment							
PA20-13 Fornelli	Benches and non-dwelling equipment							
	Demolition	1485		10,000.00				
PA20-9 McDowell	Abatement and mediation							
PA20-13 Fornelli	Abatement and mediation							
	Relocation Costs	1495.1		3,000.00				
PA20-9 McDowell	Tenant relocation							
PA20-13 Fornelli	Tenant relocation							
	Bond Debt Obligation	9001		109,422.40				
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
PA20-8 H. Garster	Debt service payments							
Total				1,200,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28S02050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	80,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	153,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	1,250,727.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	30,000.00			
13	1475 Non-dwelling Equipment	10,000.00			
14	1485 Demolition	70,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	10,000.00			
17	1499 Development Activities ⁴				

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28S02050109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,703,727.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28S02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA20-10 Vermeire	Administration	1410		80,000.00				
	Fees and Costs	1430		153,000.00				
PA20-10 Vermeire	Architectual design development							
	Site Improvement	1450		100,000.00				
PA20-10 Vermeire	Lighting, sidewalks, curb ramps							
	Dwelling Structures	1460		1,250,727.00				
PA20-10 Vermeire	Efficiency conversions to 1 bedroom							
	Non-dwelling Structures	1470		30,000.00				
PA20-10 Vermeire	Comm. room, laundry, common areas							
	Non-dwelling Equipment	1475		10,000.00				
PA20-10 Vermeire	Benches and non-dwelling equipment							
	Demolition	1485		70,000.00				
PA20-10 Vermeire	Abatement and mediation							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Mercer County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28S02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Relocation Costs	1495.1		10,000.00				
PA20-10 Vermeire	Tenant relocation							
Total				1,703,727.00				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050109 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	61,372.00			

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

Part I: Summary						
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050109 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,372.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date		Signature of Public Housing Director	
					Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Mercer County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050208 Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	41,552.00		0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Mercer County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050208 Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	41,552.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban

Housing

Office of Public and Indian

4/30/20011

Expires

Part I: Summary			Mercer County Housing Authority		X Original 5-Year Plan / Revision No:	
PHA Name/Number						
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 / FFY 2010 20-14 Silver & North Sharon Heights	Work Statement for Year 3 / FFY 2011 20-15 Pine Hollow 20-7 Mesabi Street 20-8 Herbert Garster	Work Statement for Year 4 / FFY 2012 20-5 Valley View 20-13 Fornelli Manor HA Wide 504 alts.	Work Statement for Year 5 / FFY 2013 Chavers Center 20-5 Valley View 20-13 Fornelli Manor 20-6 Frank Fay 20-8 Garster Homes
B.	Physical Improvements Subtotal	Annual Statement	\$870,577.60	\$837,000.00	\$878,363.74	\$385,363.74
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			\$23,581.83		\$493,000.00
E.	Administration		\$120,000.00	\$120,000.00	\$120,000.00	\$120,000.00
F.	Other		\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00
G.	Operations					
H.	Demolition		\$10,000.00	\$20,000.00	\$2,000.00	\$2000.00
I.	Development					
J.	Capital Fund Financing – Debt Service		\$109,422.40	\$109,418.17	\$109,636.26	\$109,636.26
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2010			Work Statement for Year: 3 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	20-14 Silver Street 20-14 North Sharon Hts.	12 units, 6 at each site / 2 buildings	\$710,000.00	20-15 Pine Hollow Village	5 buildings / 38 dwellings	
Statement				Exterior -upgrades	1 site	\$740,581.83
	Exterior up-grades 504 modifications Porches, privacy walls, storage sheds, entrance divides			Porches, patio divides, sheds, landscaping, lighting, fencing, entrance doors, child playground		
	Landscaping. Retaining walls, lighting, fencing, walks, 504 alterations, signage	2 sites 20-14 Silver & North St.	\$160,577.60	Appliances, interiors, bathroom remodeling, 504 reconfiguration to unit 351		
				20-8 Garster roof replacement, unit upgrades, appliances	14 buildings / 50 units	\$60,000.00
				20-7 Mesabi Street	13 buildings / 50 units	\$60,000.00
				roofing, gutters, trims, drainage, streetscape		
	Demolition	Abatement	\$10,000.00	20-7 Mesabi St.	Demo 3 units /1bld	\$20,000.00
	A & E Service	HA Wide	\$90,000.00	A & E Service	20-15,20-7,20-8	\$90,000.00
	Administrative	MCHA Staff	\$120,000.00	Administrative	MCHA Staff	\$120,000.00
	CF Debt Service	MCHA	\$109,422.40	CF Debt Service	MCHA	\$109,418.17

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

U.S. Department of Housing and Urban

Office of Public and Indian

Housing

Expires

4/30/20011

	Total Estimated	CF 501-10	\$1,200,000.00	CF 501-11		\$1,200,000.00
	Subtotal of Estimated Cost		\$1,200,000.00	Subtotal of Estimated Cost		\$1,200,000.00

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

U.S. Department of Housing and Urban

Housing

Office of Public and Indian

4/30/20011

Expires

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	20-5 Valley View 504 reconfiguration 504 Conversion roof replacement, interior up-grades	5 buildings / 31 units	\$478,363.74	20-13 windows 20-7, 20-8 Furnaces 20-5 & 20-6 Gates 20-8 Garster /interiors	101 windows 100 furnaces 76 gates 50 units	\$60,000.00 \$200,000.00 \$40,000.00 \$85,363.74
Statement						
	HA Wide					
	Final 504 alterations	14 developments and 9 facilities	\$100,000.00			
	20-9 McDowell Interior renovations, Boiler replacement,	50 units	\$300,000.00	20-13 Parking imp. 20-3 Work shed 20-6 Garage 20-6 security video Chavers Windows Chavers Gym floor 20-6 Frank Fay /Paving 20-6 Frank Fay / new lots	15,000 sq. ft. 12 x 16 shed 16 x 24 garage on site 14 sections + doors 6,370 sq. ft. Maple dr. 4,075 sq yrd On upper terrace 2,500	\$75,000.00 \$8,000.00 \$20,000.00 \$5,000.00 \$93,000.00 \$70,000.00 \$122,000.00 \$100,000.00
	Demolition	Abatement	\$2000.00	Demolition	Abatement	\$2,000.00

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

U.S. Department of Housing and Urban

Office of Public and Indian

Housing

Expires

4/30/20011

	A & E Service	HA Wide	\$90,000.00	A & E Service	HA Wide	\$90,000.00
	Administrative	MCHA Staff	\$120,000.00	Administrative	MCHA Staff	\$120,000.00
	CF Debt Service	MCHA	\$109,636.26	CF Debt Service	MCHA	\$109,636.26
	Total Estimated	CF 501-12	\$1,200,000.00	Total Estimated	CF 501-13	\$1,200,000.00
	Subtotal of Estimated Cost		\$1,200,000.00	Subtotal of Estimated Cost		\$1,200,000.00

Mercer County Housing Authority Capital Fund Program

Annual Statement & Five-Year Plan Narrative

April 2009

The **Annual Statement** describes the budget and activities projected to take place using FFY 2009 Capital Funding. **The Five-Year Action Plan** describes the Capital Fund activities that are projected to take place from 2009 to 2013.

Narrative Overview

For the next five years MCHA will remain focused on exterior improvements and compliance to Section 504 regulations of the Rehabilitation Act of 1973 to existing housing stock and facilities. Other needed improvements are included in the plan such as façade up-grades, preventive measures, site improvements, energy improvements, facility renovations, interior improvements, and asbestos removal. New construction is also projected for several developments. Although all tasks will not likely be completed all listed items will be considered.

This five-year plan reflects the goals of MCHA to improve living conditions, encourage ownership, create defined private areas, and ensure safe neighborhoods to create mixed income communities and improve living environments. Exterior renovations will improve curb appearance creating a more desired community and change the image of housing. Parking and accessible routes shall be incorporated into all modernization work scopes. (A Section 504 review was completed in 2003-2004.) Accessibility compliance measures will be included in all work scopes along with time lines to proceed with the HUD transition plan approved in March of 2005. Any changes to the 504-Transition plan are formally addressed at that time with HUD F.O. engineers.

Note:

Needs assessments and construction estimations were completed to assist in prioritizing the five-year plan. Other factors such as vacancy, lifecycles, building conditions, criminal activity, location, accessibility and future goals were considered into these projections.

Annual Statement Summary:

Year #1

CF Grant 501-09 and American Recovery & Reinvestment Act of 2009 (ARRA)

FFY 2009-2010

RHF 501-09

Activity Yr. 2010-2011

A. PA.20-13 Fornelli Manor is a three-story high-rise that was constructed in 1984 and houses 44 units. Exterior improvements and alterations for accessible elements are projected. Three fully accessible units are required for compliance. A community room, laundry area and two common restrooms will also need accessible alterations. The building is in good condition but general wear and tear is evident. Needed improvements include modifications to the main entrance, apartment doors, exterior lighting, brick cleaning, painting, landscaping, trim replacement and drivitt repair. A pavilion style shelter would also be considered for the front patio area. Residents use this area to wait for public transportation and visiting. Security measures will also be reviewed for resident safety. These improvements will maintain Fornelli Manor as a desired viable community. Accessible compliance will be the main focus along with some cosmetic improvements.

B. McDowell Manor is a 50 unit elderly community. This development consists of twelve four-plex buildings, one duplex building and a community center. All units are one bedroom. McDowell Manor was constructed in 1963 and remains a stable desired community. Although well maintained the development is in need of updates and accessible alterations. Three one-bedroom accessible units are required for compliance to Section 504 regulations. Due to the compact size of the units adding on and reconfiguring the interiors with accessible elements would be a favorable option. New construction is also being considered. The actual approach needs to be determined. Improvements would include new building trims, windows, doors, storm doors, porch post, privacy fencing, landscaping, lighting, sidewalks and façade details. The McDowell community center is in need of upgrades as well. Windows, painting, and accessible improvements for compliance. Accessible renovations would include entrance doors, restroom and kitchen modifications. A laundry area accessed from the outside of the community center would also require some accessible alterations. McDowell Manor is a solid viable community that will benefit long term from the improvements.

C. Recovery Act Funds 2009: Vermerie Manor Phase II is slated to utilize the recovery act funds in 2009. 24 efficiency units are planned for conversions to one-bedroom units. 15 conversions were completed in Phase I in 2008. 42 units were originally efficiency apartments. Phase I & II will change 39 efficiencies to one-bedroom units. This will improve marketability over efficiency units. 2 accessible units will be provided as part of reconstruction effort. This will make a total of 4 fully accessible dwellings at Vermerie Manor. Accessible routes around the development and parking will be included. Some of the other improvements planned for Vermeire Manor are new site lighting, landscaping, a courtyard outside the community center, building color accents, railings, paving, interior common area improvements, and exterior door replacement. Phase II will complete the conversions and building improvements making a large impact for the residents, community, and the appearance of Vermerie Manor. Vermerie Manor will be a desired viable community for years to come.

D. RHF Funds: The 2nd increment or 501-09 RHF funds would be utilized for Architectural procurement and the designing a new duplex or building addition at North Sharon Heights. One accessible unit is required for the Silver Street and North Sharon Heights Apartments (20-14) in Sharon, Pa. This 5-year timeline also relates to the seven year 504 transition plan for compliance to the Rehabilitation Act of 1973.

Five-Year Capital Fund Projections

Year #2

Grant 501-10

RHF 501-10

FFY 2010-2011

Activity Yr. 2011-2012

- A. **Pa. 20-14 Silver Street Apartments & North Sharon Heights** were built in 1984. These two buildings were constructed on separate lots in a residential neighborhood known as development 20-14. Each location has six-units that are two-story off set row style apartments. The buildings are stick built on slab with brick veneer on the first level and T111 on the upper level and gables. Exterior renovations are needed due to aging and wear and tear. Renovations will include siding, painting, roofing, porches, privacy dividers, doors, storage sheds, landscaping and lighting. The projected improvements will upgrade the buildings to a modern appearance. The interiors are original and also need upgrades to the kitchens, bathrooms, flooring, doors and walls. These improvements would modernize the appearance of North Sharon Heights and Silver Street for years to come.
- B. **RHF Funds;** The 3rd increment 501-10 RHF funds would be used for Architectural Design and Construction Activities to construct a new duplex building or addition at the North Sharon Heights Development as stated. A two-bedroom accessible unit is required for compliance. The new building would bring North Sharon Heights (20-14) into compliance with Section 504. The accumulation of RHF Funds 501-08 & 501-09 would be utilized along with RHF 501-10 to fund the new construction.

Year #3
Grant 501-11
RHF 5601-11
FFY 2011-2012
Activity Yr. 2012-2013

- A. **Pa. 20-15 Pine Hollow Village** was constructed in 1984 and consists of five two-story buildings that house 38 units. Exterior improvements are projected for this development. The work scope would include storage sheds, rear privacy walls, entrance porches, doors, and drainage; play station area and accessible alterations. A room addition is projected for unit 351 creating a three-bedroom accessible dwelling adding to the already compliant two-bedroom apartment 345. This work would bring Pine Hollow Village into full compliance with section 504 regulations. This development is in good condition. The interior of the units is in need of up-grades to the bathrooms, kitchens, doors, flooring, and walls. The renovations would up-grade Pine Hollow Village with added amenities in line with MCHA's housing goals and remain competitive.
- B. **Pa. 20- 7 Mesabi Street Apartments:** The exteriors and landscape were renovated in 2007. Roofing and downspouts were not updated at that time and may need replaced. Drainage lines for storm water need routed to the street. The overhangs and facings need replaced to match the new white trims installed in 2007. Interior improvements will need assessed at that time for updating. Closing off the street and creating a one-way entrance to the development will be considered. Traffic, criminal activity and safety access will be evaluated. Demolition of one building containing 3 units is being considered as a safety act. This building creates an area that is difficult to police. This would create an opportunity to construct 3 new units in a different location.
- C. **Pa. 20-8 Herbert Garster Homes:** Roof replacement and interior improvements are planned. Appliances, kitchens and bathrooms would be up-graded. Herbert Garster will receive a major exterior renovation in 2009-2010.
- D. **RHF Funds:** The 4th Increment RHF 501-11 funding would be utilized for architectural procurement and design of a duplex or triplex building at Valley View Homes in Mercer, Pa. New construction would provide two-bedroom and three-bedroom accessible dwellings required for 504-compliance. Other options for accessible compliance would be an over-under conversion and build a bedroom addition to an existing apartment.

Year #4
Grant 501-12
RHF 501-12
FFY 2012-2013
Activity Yr. 2013-2014

- A. Pa. 20-5 Valley View Homes** was constructed in 1954 and is in good condition. This development received major exterior improvements in 2002-2003. The interiors were last renovated in 1996 and in need of updates. Roofing replacement and accessible compliance will be the main work scope. Two accessible units are required for compliance to Section 504 regulations. A two bedroom and a three-bedroom apartment mix were approved. One option is to build an addition on the existing single level unit #405. This would provide a two-bedroom accessible apartment. The three-bedroom unit would be developed by over and under conversion construction of units 459 & 462. The favored option would be new construction of a triplex or duplex building. The approach remains undetermined.
- B. 504 / MCHA** would be finalizing any unforeseen accessible issues or alterations authority wide to complete the 504 Transition Plan. MCHA would be finishing the transition for accessible compliance started in 2005.
- C. McDowell Manor:** Interior renovations are slated for McDowell Manor. Kitchens, bathrooms, walls, flooring and doors. The heating boilers have reached the lifecycle and need replaced in each unit.
- D. RHF Fund:** The 5th and final Increment of funding RHF 501-12 would be utilized along with RHF 501-11 to construct a new duplex, triplex or a conversion at Valley View Homes as stated.

Year #5
Grant 501-13
FFY 2013-2014
Activity Yr. 2014-2015

The fifth year of the 5-year plan contains many different improvements at different developments that may not have been addressed over the years. Improvements may be added or altered over the five year timeline and would be revised as requested.

- A. **20-13 Fornelli Manor:** Install new replacement windows; enlarge parking lot and landscaping improvements.
- B. **20-7 Mesabi Street & 20-8 Herbert Garster;** furnace replacement for energy efficiency and standardization.
- C. **20-5 Valley View & 20-6 Frank Fay Terrace,** Install gates on the fencing of the back patios. Gates were not installed in the original renovations.
- D. **20-8 Herbert Garster Homes:** Continue interior renovations not completed in 2012.
- E. **20-3 Sharpsville Gardens:** Build a stationary work building on site for maintenance use.
- F. **20-6 Frank Fay Terrace:** Build stationary garage building for equipment and maintenance usage.
- G. **20-6 Frank Fay Terrace:** Repave Maple Avenue and create more parking behind the apartments on the upper terrace typical of the existing.
- H. **20-6 Frank Fay Terrace:** Install camera security system on site
- I. **20-8 Chavers Center:** Install large sectional windows reducing the opening and adding dimension the buildings exterior. / Install hardwood on the gym floor replacing existing floor tile.

This five-year projected report was arrived by actual site assessments and life cycle reports. Work estimations, scopes, and photos are available upon requests.

Submitted By: Kenneth F. Chuzie / March 2009

MCHA Planning Department
Modernization & 504 Coordinator

