



**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. Window replacement will also be completed through the energy performance contracting funds.

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.

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.

7.0

20-7 Mesabi Street community is planned to apply for additional money to develop and stabilize the neighborhood surrounding Mesabi Street community during 2010/11. May include the demolition of 7 current units. This project would be paid for with additional funds.

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.

With the development of additional tax credit units it is anticipated that MCHA would allocate 5 project based vouchers at Gurrera Village, 5 project based vouchers at Russell Street Project and/or 5 project based vouchers at Roemer/Spearman Avenue project.

40 possible public housing, section 8 and/or tax credit units to be built in the City of Farrell.

20 possible public housing, section 8 and/or tax credit units to be built in the City of Sharon.

10-20 possible public housing, section 8 and/or tax credit units to be built in the City of Hermitage.

Possible public housing, section 8 and/or tax credit units to be built in the Borough of Greenville.

Possible public housing, section 8 and/or tax credit units and/or in-fill housing to be built in the County of Mercer.

Possible homeownership (rent to own) in Mercer County.

Basement water correction issues to be completed.

Will seek grants to provide construction training with homes for sale to low-income individuals as result of training.

McDowell Manor interior rehabilitation as becomes available.

Lavigne Manor interior rehabilitation as becomes available.

8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <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.

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 reapplied 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 has also received the HPRP grant and is focusing on homeless programs to meet the need in Mercer County. MCHA plans to receive subsidy from PHFA for Section 8 disabled applicants.

MCHA has partnered with the City of Sharon in a grant to create 20 units of elderly homes and remodel or replace 4-6 existing foreclosed or abandoned single residential properties in the City of Hermitage. Also partnered for a tax credit application to build 40 elderly units in the City of Farrell.

MCHA will apply for grants to provide additional needed services in the categories of social services, resident services, homeownership, neighborhood stabilization and homeless, youth build, security or other identified needs.

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></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><b>Additional Information.</b> 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><b>Goal # One: Effectuate excellence in MCHA property management.</b> Centennial Place (under outside management) was brought back under MCHA management. REAC inspection review meeting scheduled. Continue to look for ways to promote recycling.</p> <p><b>Goal # Two: Develop choices and availability in affordable quality housing while supporting balanced communities.</b> Working with City of Hermitage on NSP grant. Work with City of Sharon to build 20 units on Russell Street. Applying for tax credits for 10 additional units at Gurrera Village. Converting 24 efficiencies into one bedroom units at Vermeire Manor.</p> <p><b>Goal # Three: Promote support services for PHA residents through leveraging resources and engaging other institutions.</b> Meeting held to investigate cooperative agreements with Penn State and Gannon University.</p> <p><b>Goal # Four: We will seek funding sources to supplement HUD funding.</b> Continue to seek additional funding through various grants. Additional management fee from Centennial Place and Legacy Commons due to absorption.</p> <p><b>Goal # Five: To enhance marketability of PHA Neighborhoods by implementing programs that create increased desirability.</b> Budgeting to add window blinds to various communities.</p> <p><b>Goal # Six: Utilize technology to maximize efficiency and accountability of PHA operations.</b> Update website with needed services and resident opportunities. Completed accessible alterations at main office building.</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><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>

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

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

#### PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. See Admissions and Occupancy Policy and Section 8 Administrative Policy

Eligibility, selection and admission to Public Housing: To be eligible for public housing the applicant family must: qualify as a family as defined by HUD and the PHA; have income at or below HUD-specified income limits; qualify on the basis of citizenship or the eligible immigrant status of family members; provide social security number information for family members as required; consent to the PHA's collection and use of family information as provided for in PHA-provide consent forms.

An applicant will be denied public housing if they have engaged in certain criminal activity or if the PHA has reasonable cause to believe that a household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

Eligibility, selection and admission to Section 8: All applicant families will be placed on a waiting list. When HCV assistance becomes available, the PHA must select families from the waiting list in accordance with HUD requirements and PHA policies as stated in the plan. Applicants and program participants must cooperate with the verification process as a condition of receiving assistance.

Local preferences for Public Housing include: veterans preference, working preference, educational/training tenants/involuntary displacement preference and violence against women preference.

Local preferences for Section 8 include: Elderly/disabled, rent burden, substandard housing and project based selection policy.

Public Housing department will maintain one single community-wide waiting list and one site-based for its developments. Within the list, the PHA will designate subparts to easily identify who should be offered the next available unit (i.e. mixed populations, general occupancy, unit size, and accessible units). The PHA may offer a system of site-based waiting lists. When there are insufficient applicants, the PHA will contact applicants on other waiting lists who may qualify for the type of housing with insufficient applicants. Insufficient applicants' on a list will be defined as not enough families to fill vacancies for at least one year, based on anticipated turnover at the development. Every reasonable action will be taken by the PHA to assure that applicants can make informed choices regarding the project(s) in which they wish to reside. The PHA will disclose information to applicants regarding the location of available sites, occupancy number and size of accessible units. The PHA will also include basic information relative to amenities such as day care, security, transportation, training programs, and an estimate of the period of time the applicant will likely have to wait to be admitted to units of different types.

The PHA will not merge the waiting lists for public housing and Section 8. However, if the Section 8 Waiting list is open when the applicant is placed on the public housing list, the PHA must offer to place the family on both lists. If the public housing waiting list is open at the time an applicant applies for Section 8, the PHA must offer to place the family on the public housing waiting list. Anyone currently in public housing who receives a Section 8 Vouchers must have resided in the unit for more than 6 months in order to move out and use the Section 8 voucher.

Section 8 will maintain one single waiting list for the HCV program. The PHA will not merge the HCV waiting list with the waiting list for any other program the PHS operates. The Section 8 waiting list is currently closed.

2. Financial resources include the following: Public Housing Operating Fund, Public Housing Capital fund, Annual Contributions for Section 8 Tenant-Based Assistance, Resident Opportunity and Self-Sufficiency Grants, Shelter Plus Care, Public Housing Dwelling Rental Income, investment income, program income, capital fund bond (new accessible units) and City of Sharon NSP/City of Hermitage NSP

3. See Admissions and Occupancy Policy and Section 8 Administrative Policy

UIV is used for Public Housing and Section 8 as verification.

Public Housing: MCHA follows HUD regulations, which specify the sources of income to include and exclude and subtracting five mandatory deductions required by HUD.

Section 8: MCHA will complete a rent reasonableness study to determine rents in the Mercer County area.

4. See Admissions and Occupancy Policy and Section 8 Administrative Policy

5. See Admissions and Occupancy Policy and Section 8 Administrative Policy

6. Vermeire Manor 70 units, Fornelli Manor 40 units, McDowell Manor 50 units (elderly/disabled)

Managed properties: Lavigne Manor 75 units, Heritage Square I & II 20 units, Gurrera Village 40 units (elderly/disabled), Gurrera Village additional 10 units (elderly/disabled, Russell Street 20 units (elderly/disabled)

7. MCHA contracts with Mercer County Assistance Office to share information. Also with Keystone SMILES to provide Section 3 training programs.

8. The housing authority will ensure the safety of public housing residents. Some problems have been in the areas of: high incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments; Residents fearful for their safety and/or the safety of their children; Observed lower-level crime, vandalism and/or graffiti; and people on waiting list unwilling to move into one or more developments due to perceived and/or or actual levels of violent and/or drug-related crime.

MCHA will continue to implement public housing security improvements: contract with outside and/or resident organizations for the provision of crime and/or drug-prevention activities; crime prevention through environmental design such as security cameras and increased lighting; Activities targeted to at-risk youth, adults or seniors; and look for outside funding for additional services or liaison to local police department, and updates trespass and banning policy to permit police to arrest persons for loitering (second offense)

9. See Admissions and Occupancy Policy

10. Certification completed

11. Completed

12. Was submitted in our stop-loss plan

13. Compliance with our Admissions and Occupancy Plan.

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OPIH No. 1573-0225  
Expires 4/30/2011

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, or its Chairman or other authorized PHA officer if there is no Board of Commissioners, I approve the submission of the \_\_\_\_\_ 5-Year and/or \_\_\_\_\_ Annual PHA Plan for the PHA fiscal year beginning \_\_\_\_\_, 20\_\_\_\_. (Insert date reference to the Plan) of which this document is a part and state the following conditions and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Comprehensive Plan, which includes a certification that neither the preparation of an Analysis of Impediments to Fair Housing Choice, nor the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program and Capital Fund Program Support/Annual Statement/Annual Statement of the last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement Performance and Outcome Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents residing by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 90.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invite public comment.
6. The PHA certifies that it will comply with Title VIII of the 1968 Civil Rights Act of 1968, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their ongoing or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement, and maintain records reflecting these analyses and actions.
8. The PHA Plan that includes a policy for on-site waiting lists:
  - The PHA regularly submits required data to HUD's 2008 PHA WLS Website in an accurate, complete and timely manner (as specified in PHA Notice 2008-14);
  - The system of site-based waiting lists provides the full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites, and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting lists are consistent with affirmatively furthering fair housing;
  - The PHA provides for review of the site-based waiting list policy to determine if it is consistent with civil rights laws and regulations, as specified in 24 CFR part 90.13(e)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1990 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility to the Physical Handicapped.
11. The PHA will comply with the requirements of section 7 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very Low-Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and election requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24, as applicable.

13. The PHA will take appropriate affirmative actions, based on plans to increase and women's business enterprises under 24 CFR 102.102(a).
14. The PHA will provide the responsible entity or HUD an assessment of the responsible entity or HUD made to carry out its review under the National Environmental Policy Act and other related activities in accordance with 24 CFR, Part 58 or Part 59, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 17 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and determine an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1991, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-47 (on Principles for State, Local and Indian Tribal Governments), 24 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally-Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with the Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in the Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations where the PHA Plan is available for public inspection. All required accounting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least to the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The new policies and programs are available for review and inspection at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Kenosha County Housing Authority  
PHA Name

2402D  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2010 - 20

I hereby certify that the information stated hereon, with the exception of the HUD information based on HUD's review and monitoring of HUD assistance, is true and correct. Executed on: 03/10/10 at: Kenosha, WI, U.S.A. (24 CFR 102.102)

Name of Authorized Official	Title
Carol Corbett	Board Chairperson
Signature <i>Carol Corbett</i>	Date 3-10-10

**Certification for  
a Drug-Free Workplace**

U.S. Department of Housing  
and Urban Development

Applicant:

Harford County Housing Authority

Department/Fielding Office/Fielding:

Agency Plan For Year Beginning 7/1/10

Acting on behalf of the above named Applicant to its Authorized Official, I make the following declarations and agreements to the Department of Housing and Urban Development (HUD) regarding the above herein to wit:

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

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

2. Establishing an on-going drug free education program to inform employees --

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

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

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

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

3. Making the requirements that each employee to be employed in the performance of the grant be given a copy of the statement required by paragraph 1.

4. Notifying the employee in the statement required by paragraph 1 that as a condition of employment under the grant, the employee will --

(1) Abide by the terms of the statement and

(2) Notify the employer in writing of an on-the-job conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

5. Making the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction, Employees or convicted employees must provide notice, including proof of the conviction, to every grant officer or other assignee to whom grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.

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

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

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

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1 through 7.

8. Sign the Work Performance Plan (WPP) (see page 10) for the performance of work done in connection with the HUD funding of the program/activity covered above. These Work Performance Plans include the name, title, office, city, county, State, and zip code. Identify each office with the Applicant name and address and the performance activity being performed.

- PA 20-1 Sharpville Gardens, Sharpville
- PA 20-4 Mellicable Heights, Sharon
- PA 20-5 Valley View Homes, Merced
- PA 20-6 Fronts L, Bay Terrace, Pocomoke Neck
- PA 20-7 Kesaki Street, Sharon
- PA 20-8 Herbert Garrett House, Farrell

- PA 20-9 McDowell Manor, Sharon
- PA 20-10 George J. Vennard, Sharon
- PA 20-11 Francis J. Farrell Manor, Sharon
- PA 20-12 North Sharon Heights & Willow St.
- PA 20-13 Pine Hollow Village, Sharon
- PA 20-14 Centennial Place, Farrell

Check here  if there are employees or field offices not covered by the attached events

I hereby certify that all the information stated herein, as well as the information provided in the accompanying exhibits, is true and correct.

Warning: HUD will prosecute those who file false statements. Conviction may result in civil and/or criminal penalties.

(18 U.S.C. 1017, 1018, 1019, 216, 50, 327A, 3602)

Applicant's Official:

L. DWIGHT HENDEL

Title:

Executive Director

Date:

8/1/10

Date:

2-18-10

**Certification of Payments  
to Influence Federal Transactions**

 U.S. Department of Housing  
and Urban Development  
Office of Federal and State Housing

Agency Name:

Kerner County Housing Authority

Project/Activity Name/CFDA Title/Program:

Agency Fiscal Year Beginning 7/01/10

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

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

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form 278, Disclosure Form to Report Lobbying, in accordance with its instructions.

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1103, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information prepared in the course of this transaction, is true and accurate.

 Warning: Failure to provide this information constitutes a violation of Federal law. Criminal sanctions apply to this violation.  
(18 U.S.C. 1001; 31 U.S.C. 3729; 37 CFR)

Signature of Official:

Title:

Signature:

L. DeWitt Board

Executive Director

Date: 06/29/10

Fowler 474646.00000000

Form HUD-2007-1190  
101 Hawthorne 7417 • 7475 12, 1425, 1, 3, 7, 8, 9

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1052  
(See reverse for public burden disclosure.)

Approved by OMB  
March 2005

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/proposal <input type="checkbox"/> b. bid/offer award <input type="checkbox"/> c. post award	<b>3. Report Type:</b> a. File filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subwardee Tier _____, if known:  Congressional District, if known: _____	<b>5. If Reporting Entity in No. 4 is a Subwardee, Enter Name and Address of Prime:</b>  Congressional District, if known: _____	
<b>6. Federal Department/Agency:</b>  US Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b>  Agency Plan for year 3/01/02 OPCA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>8. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (Last name, first name, MI):	<b>b. Individuals Performing Services (including address if different from No. 10a)</b> (Last name, first name, MI):	
<b>11. Information on this form is to be used only for the purposes of 31 U.S.C. 1052. The disclosure is subject to automatic declassification or other processing that may affect its availability. The disclosure may have an effect on the business of the reporting entity. This disclosure shall remain confidential. No individual shall be held liable for any disclosure of this information to the public.</b>	Signature: <u>L. DeWitt Brown</u> Print Name: <u>L. DeWitt Brown</u> Title: <u>Executive Director</u> Telephone No: <u>724-343-5064</u> Date: <u>3-10-10</u>	
<b>Federal Use Only:</b>	Author and for each reporting cycle Standard Form 288 (Rev. 10/07)	

**PUBLIC HEARING – February 25, 2010  
TAG MEETING – February 25, 2010  
FOR AGENCY PLAN AND CAPITAL FUND  
MERCER COUNTY HOUSING AUTHORITY**

A Public Hearing and TAG meeting addressing the MCHA Agency Plan, FYE 6/30/11 and the MCHA Capital Fund Grant #501-10 was held on Thursday, February 25, 2010, at 10:00 a.m. in the Conference Room of Mercer County Housing Authority. Listed below are those who attended.

**RESIDENTS AND INTERESTED INDIVIDUALS:**

Paula Hampton, TAG  
Joyce Williams, TAG  
Mary Donahue  
Lucella Morford  
Don Christie  
Johnie Newby  
Bobette Knight  
Martha Bayer  
Helen Truchan  
Lana Minter  
Pat Reesman  
Callie Pope  
Terrance Woreham  
Ken McAldren  
Makisha Cmabers  
Lenora Courter  
Lamont Mitchell  
Otis Sanders  
Helen Sanders

**FOR MCHA:**

L. DeWitt Boosel  
Cheryl Artis  
Beth Burkhart  
Holly Campbell  
Ken Chuzie  
Stephanie Marugg

L. DeWitt Boosel, Executive Director of the Housing Authority, chaired the meeting and made introductions of those present.

L. DeWitt Boosel welcomed everyone. He asked if everyone signed in and picked up the handouts. The agency plan and policies are located on the windowsill for your review.

Beth Burkhart explained the agency plan requirements and overall changes made this year. Every year we update our agency plan on what we need to concentrate on for that year. We are in the third year of our five-year plan. The purpose of this hearing is to discuss official public housing changes, changes to policies, and to receive comments on those changes. An announcement for the public hearing was sent to public officials and advertised in the local paper. We had five individual strategic planning sessions for all public housing units. They were held at McDowell Manor, Fornelli Manor, Vermeire Manor and two at Lavigne Manor for each AMP. Most were well attended and discussed proposed changes to the properties and policies. Written comments will be received through March 5, 2010 either mailed or dropped off at MCHA Office. We are trying something new this year where you can also email us any comments. Our 45 day review runs from January 15, through March 1<sup>st</sup>. The MCHA board will review your comments at the next board meeting. A copy of the minutes and any written comments will also be sent to Pittsburgh HUD with the plan. The next MCHA board meeting is Wednesday, March 10, 2010. The plan will be submitted by April 16, 2010.

L. DeWitt Boosel asked everyone to introduce themselves. AmeriCorp members went first. They discussed their mission and the plans for the year.

L. DeWitt Boosel said we have partnered with Keystone SMILES for the last ten years. The residents will be seeing the AmeriCorp members for the next few months.

Ken Chuzie briefly discussed the new construction MCHA will be doing in the City of Hermitage, Farrell and Sharon. Ken gave an overview of the capital fund plan and this coming year plans. We have completed converting 15 efficiency units at Vermeire Manor into one bedroom units in the first phase. We will be completing the remainder total of 24 units.

We will be doing the exterior of Herbert Garster this year. We are replacing doors and porches to create private space. We will be working at Market Street. It has already been bid. It is for exterior renovations and accessible alterations. There will be three accessible units after this update.

We have had some water problems at Malleable Heights. We will be completing that work soon.

Over the next year we will remain focused on exterior renovations. Fornelli Manor and McDowell Manor are in the design phase for next years renovations. We are also working on accessible issues. We will be working on the McDowell Manor community center for restroom issues and making the entrance accessible.

There are three elderly communities in the development stage. On the north-west hill in Sharon we are working on new construction. We are working on planning for new units at Gurrera Village and at the City of Farrell.

We have been working on a transition plan to convert all our areas to be adequately accessible. This is the sixth year of 7 in our transition plan. Our goal is to make all our communities accessibly compliant.

We project out for a five year period. As long as it is in there we will be able to use the funding. All comments are taken into consideration. We will be looking at interior improvements in the near future. We recently completed an energy retrofit.

L. DeWitt Boosel explained some of MCHA programs. We are going into homes in Hermitage and buying ones that are in tax foreclosure to update. This is only approved for certain areas. We are now working on a home on Orangeville Road.

We are proposing to build ten additional units at Hermitage II. They will be located on the left side of the club house. We have applied. We met with Affordable Housing for \$100,000 to support our plan. We applied for over \$1 million. There will be no steps at all in this community. It is a totally visitable community.

In Farrell, a for-profit organization is applying to build 40 senior units at Roemer and Spearman Avenues. They are currently applying. MCHA has been in discussion to possibly management the units.

We are working with the City of Sharon on a project on the west hill. It will be a three story building including 20 units. The site has been abandoned. All the land is vacant. It includes 13 sites. We will use eminent domain to make this possible.

Holly Nogay summarized changes to the Admissions and Continued Occupancy Policy. She said there was no major changes except in EIV for both Public Housing and Section 8. See attachment. This does not pertain to tax credit units. This program verifies information such as income and Social Security numbers. It is also tracking debts owed to other housing authorities to make sure there is no multiple subsidy. Cheryl Artis said except for that the Section 8 policy is mostly the same.

L. DeWitt Boosel said the agency budget is now split by site. Along with Public Housing budgets there are tax credit budgets and Section 8.

We were recently awarded the Shelter Care Plus, a homeless program. We are working closely with Community Counseling on this program.

Mercer County commissioners asked MCHA to work on a Homeless program grant for a three year period.

A home foreclosure grant of \$300,000 in the City of Hermitage will be to buy homes.

Public Housing has 646 units. Section 8 has 332 units. Multi Family totals 111 units, there are 102 tax credit units and 12 Shelter care plus units for a total of approximately 1,206 units.

Holly Nogay said Centennial Place is the name for what was called Steel City. At Centennial Place there is a phase 1, 2 and Legacy Commons. Public Housing and tax credits are included in these three phases. Some residents could get a Section 8 voucher in the tax credit properties. Legacy Commons are at market rate.

L. DeWitt Boosel said we originally contracted out the management at Centennial Place. We recently took it over on February 1<sup>st</sup>. We are getting our management team together.

Mr. Boosel discussed the new HPRP program. Cheryl Artis said they started taking applications on January 11. They have taken about 107 applications and are overwhelmed with phone calls. The program is for homeless people or people about to become homeless. Applications are taken from Monday through Friday, 9:00 a.m. – noon. Sheila White is the intake worker. The program assists with rents, utilities, moving expenses and more. It has a maximum time of 18 months for participants. We are working hand in hand with community Counseling and other agencies. The clients must have stable home situations at the end of the program. We are working with them to be self-sufficient.

Stephanie Marugg reviewed the scholarship opportunities. We have one applicant applying in Sharon. Hopefully the AmeriCorp members will help outreach this opportunity.

The ROSS grant for resident services department operates under a three year grant program which is ending April 1<sup>st</sup>. Some of the programs will end until alternate funding can be found. We have received funds for approximately six years under this grant. HUD changed the application this year. This grant will only pay for salaries and benefits and administrative training and travel for a service coordinator. This grant will not pay for any programs. We still can offer any donated services. We can extend the service coordinator to the family units and elderly units. We can now offer economic self-sufficiency. That would help with GED's, parenting and budgeting counseling. Hopefully we will get the grant. We are fortunate that we have the support from our residents.

L. DeWitt Boosel said we have two people from the TAG committee here today. The attendance has lowered in the last couple years. We need to put this in another structure.

At our strategic planning sessions we received many comments that people want to continue TAG or SAC.

Any comments will go to the MCHA board for consideration.

Paul Hampton said she met with the Vista workers. With the new ROSS grant it would be great to extend the services to families. Budgeting is needed. Could we require some residents to go to budgeting class if there is an issue? L. DeWitt Boosel said they would have to be willing to work with us.

Bobbette Knight asked which programs will not be offered. Stephanie Marugg said it will not affect Gurrera Village, only Public Housing. "Ask the nurse" will only continue a couple more months. Possibly continuing the internet service could be a problem. The "clean sweep program" assists if a resident needs help with cleaning their apartments or housekeeping issues. We do ask the family to help the resident first.

A registered nurse is available one time per month. That program is ending.

The prince of Peace Food Pantry is willing to keep up their program. A cost of \$1 per resident to stay on the program is possible. Or they can go to the Prince of Peace to pick up their items.

L. DeWitt Boosel said the clean sweep program has been beneficial for people returning from surgery.

Otis Sanders asked if the AmeriCorp program includes teenagers? Can we teach them how to speak without the slick talk. We also need to teach the young ladies how to dress.

Stephanie Marugg said this program is up to you all to create the programs that you can create and that resident will attend.

L. DeWitt Boosel said we are relying on the AmeriCorp members to identify the needs and react.

Paula Hampton asked if they could get a breakdown of age groups at their communities. L. DeWitt Boosel said the members will be spread thin but can do a lot of service.

Bobbett Knight said the newspaper wrote that MCHA was approved for 20 units to be built at Gurrera Village. L. DeWitt Boosel said no we are applying for ten at Gurrera at this time. We did apply previously for 20 but were not funded. We changed our strategy and are now the developers. We will own and manage the units.

Bobbette Knight asked if there still would be tax credit units. L. DeWitt Boosel said yes.

Bobbette Knight asked if there would be any planting in the green area. L. DeWitt Boosel said we have tremendous blowing in that circle. Beth Burkhart is working on a grant application to plant trees.

Another resident asked if the staff is supposed to clean the community room. L. DeWitt Boosel said yes. We want the buildings to be used. So they must be maintained.

A resident asked why the maintenance can't pick up the rent checks. L. DeWitt Boosel said MCHA staff used to send an office staff person at one time. We are short staffed. We do ask that you mail the rent or drop it off.

L. DeWitt Boosel thanked everyone for coming.

With no other business at hand the meeting was adjourned.

Beth Burkhart 2/25/10

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

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending: 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	124,304.00		124,304.00	124,304.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00		81,106.55	64,456.66
8	1440 Site Acquisition				
9	1450 Site Improvement	60,235.91		15,342.00	15,342.00
10	1460 Dwelling Structures	829,871.00		292,511.61	292,511.61
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	20,000.00		24,431.00	24,431.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition	4,000.00		1,700.00	1,700.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	5,000.00		973.75	973.75
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050108 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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		650,000.00	633,350.11	
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					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Administration	1410		124,304.00		124,304.00	124,304.00	
	Fees and Costs	1430		90,000.00		81,106.55	64,456.66	
PA20-10 Vermeire	Architectual design development							
PA20-8 H. Garster	Architectual design development							
PHA-Wide	Accessible design							
	Site Improvement	1450		60,235.91		15,342.00	15,342.00	
PA20-10 Vermeire	Lighting, sidewalks, curb ramps							
PA20-8 H. Garster	Landscaping, walks, lighting							
	Dwelling Structures	1460		829,871.00		292,511.61	292,511.61	
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		20,000.00		24,431.00	24,431.00	
PA20-10 Vermeire	Comm. room, laundry, common areas							

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Demolition	1485		4,000.00		1,700.00	1,700.00	
PA20-10 Vermeire	Abatement & mediation							
PA20-8 H. Garster	Abatement & mediation							
	Relocation Costs	1495.1		5,000.00		973.75	973.75	
PA20-10 Vermeire	Tenant relocation							
PA20-8 H. Garster	Tenant relocation							
	Bond Debt Obligation	9001		109,631.09		109,631.09	109,631.09	
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
PA20-8 Garster	Debt service payments							
<b>Total</b>				1,243,042.00		650,000.00	633,350.11	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

**Original Annual Statement**     
  **Reserve for Disasters/Emergencies**     
  **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending: 12/31/2009**     
  **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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 <sup>4</sup>	61,372.00		0.00	0.00

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

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050108 Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>						
<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: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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					
<b>Signature of Executive Director</b>			<b>Date</b>	<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









Annual Statement of Performance and Customer Report  
 Capital Fund Program Capital Fund Program Development Housing Factor and  
 Capital Fund Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 12/31/2011

Title: Summary Title Number: 0000000000 Reporting Authority: Department of Public Housing, 1400 21st Street, NW, Washington, DC 20037		FY of Grant: 2008 ID of Grant: 0000000000			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Fy-Ed Ending: 12/31/2008		<input type="checkbox"/> Method: Annual Statement (for services) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Workproduct/Account	Original	Revised <sup>1</sup>	Total Account Cost <sup>2</sup>	Expend <sup>3</sup>
10a	1901 Capital Fund for Public Housing				
10b	Summary by activity of Public Housing Development				
10	Public Housing Development FY 2008				
20	Annual Performance Report	61,377,001	11,490	6,600	
21	Annual Performance Report				
22	Annual Performance Report				
23	Annual Performance Report				
24	Annual Performance Report				
25	Annual Performance Report				
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director: <i>[Signature]</i>		Date: 3/9/10	

<sup>1</sup> Do not include in the Summary and Evaluation Report  
<sup>2</sup> Do not include in the Summary and Evaluation Report  
<sup>3</sup> Do not include in the Summary and Evaluation Report

<b>Part I: Summary</b>	
<b>PHA Name: Mercer County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	

**Type of Grant**  
 Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending: 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	115,866.00		115,866.00	57,936.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00		0.00	0.00
10	1460 Dwelling Structures	685,371.60		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	100,000.00		0.00	0.00
13	1475 Non-dwelling Equipment	5,000.00		0.00	0.00
14	1485 Demolition	10,000.00		0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	3,000.00		0.00	0.00
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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		109,422.40	0.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,158,660.00		225,288.40	57,936.00	
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					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Administration	1410		115,866.00		115,866.00	57,936.00	
	Fees and Costs	1430		90,000.00		0.00	0.00	
PA20-8 Garster	Architectual design development							
PA20-9 McDowell	Architectual design development							
PA20-13 Fornelli	Architectual design development							
	Site Improvement	1450		40,000.00		0.00	0.00	
PA20-8, 9, 13 Garster,McDowell,Fornelli	Landscaping, walks, lighting							
	Dwelling Structures	1460		685,371.60		0.00	0.00	
PA20-4 Malleable	Basement waterproofing							
PA20-8, 9, 13 Garster,McDowell,Fornelli	Exterior improvements, 504 alt.							
	Non-dwelling Structures	1470		100,000.00		0.00	0.00	
PA20-9 McDowell	Comm. room, laundry, common areas							
PA20-13 Fornelli	Comm. room, laundry, common areas							

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Non-dwelling Equipment	1475		5,000.00		0.00	0.00	
PA20-9 McDowell	Benches and non-dwelling equipment							
PA20-13 Fornelli	Benches and non-dwelling equipment							
	Demolition	1485		10,000.00		0.00	0.00	
PA20-9 McDowell	Abatement and mediation							
PA20-13 Fornelli	Abatement and mediation							
	Relocation Costs	1495.1		3,000.00		0.00	0.00	
PA20-9 McDowell	Tenant relocation							
PA20-13 Fornelli	Tenant relocation							
	Bond Debt Obligation	9001		109,422.40		109,422.40	0.00	
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
PA20-8 H. Garster	Debt service payments							
<b>Total</b>				<b>1,158,660.00</b>		<b>225,288.40</b>	<b>57,936.00</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending: 12/31/2009     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	80,000.00		80,000.00	13,095.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	153,000.00		153,000.00	139,067.35
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00		100,000.00	25,400.00
10	1460 Dwelling Structures	1,250,727.00		1,250,727.00	430,999.54
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	30,000.00		30,000.00	0.00
13	1475 Non-dwelling Equipment	10,000.00		10,000.00	0.00
14	1485 Demolition	70,000.00		70,000.00	49,495.75
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	10,000.00		10,000.00	5,480.69
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28S02050109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b>						
<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: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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		1,703,727.00	663,538.33	
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					
<b>Signature of Executive Director</b>			<b>Date</b>	<b>Signature of Public Housing Director</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28S02050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA20-10 Vermeire	Administration	1410		80,000.00		80,000.00	13,095.00	
	Fees and Costs	1430		153,000.00		153,000.00	139,067.35	
PA20-10 Vermeire	Architectual design development							
	Site Improvement	1450		100,000.00		100,000.00	25,400.00	
PA20-10 Vermeire	Lighting, sidewalks, curb ramps							
	Dwelling Structures	1460		1,250,727.00		1,250,727.00	430,999.54	
PA20-10 Vermeire	Efficiency conversions to 1 bedroom							
	Non-dwelling Structures	1470		30,000.00		30,000.00	0.00	
PA20-10 Vermeire	Comm. room, laundry, common areas							
	Non-dwelling Equipment	1475		10,000.00		10,000.00	0.00	
PA20-10 Vermeire	Benches and non-dwelling equipment							
	Demolition	1485		70,000.00		70,000.00	49,495.75	
PA20-10 Vermeire	Abatement and mediation							

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







Annual Statement of Performance and Financial Report  
 Capital Fund Program Category: Program Replenished Housing, Disaster and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0076  
 Expires 4/30/2011

Part I: Summary

PHS Name: Good Hope and Double Rivers Community Development Authority (U.S. Dept of Housing and Urban Development)  
 Grant Title and Number: EPY at Grant Approval: 2009  
 Organizational Report Period: 09/01/10

Type of Grant:  Original/Annual Statement  Reserve for Unavailable Encumbrance  
 Performance and Evaluation Report for Annual Funding: 12/31/2009  Revised Annual Statement/Performance and Evaluation Report  
 Title: Statement of Performance Report

Line	Description of Performance Report	Total by Fiscal Year		Total Available
		Original	Revised	
26	1427 2009 Annual Report for 2009			
27	3030 2009 Annual Report for 2009			
19	1990 2009 Annual Report for 2009			
20	2009 Annual Report for 2009	1,402,727.00	1,203,727.00	163,535.03
21	2009 Annual Report for 2009			
22	2009 Annual Report for 2009			
23	2009 Annual Report for 2009			
24	2009 Annual Report for 2009			
25	2009 Annual Report for 2009			
Signature of Executive Director: <u>Debra B. Smith</u> Date: <u>3/9/10</u> Signature of Public Housing Director: <u>[Signature]</u> Date: <u>3/9/10</u>				

\* This report is submitted to HUD and HUD will report to the Secretary of HUD.  
 \* This report is submitted to HUD and HUD will report to the Secretary of HUD.  
 \* This report is submitted to HUD and HUD will report to the Secretary of HUD.  
 \* This report is submitted to HUD and HUD will report to the Secretary of HUD.

<b>Part I: Summary</b>	
<b>PHA Name: Mercer County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050110 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	115,866.00			
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	685,375.83			
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050110 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,418.17				
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,158,660.00				
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					
<b>Signature of Executive Director</b>			<b>Date</b>			
<b>Signature of Public Housing Director</b>			<b>Date</b>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Administration	1410		115,866.00				
	Fees and Costs	1430		90,000.00				
PA20-9, 13, 14 McDowell,Fornelli,Silver&N.	Architectual design development							
	Site Improvement	1450		40,000.00				
PA20-9 McDowell	Landscaping, walks, lighting, parking							
PA20-13 Fornelli	Landscaping, walks, lighting, parking							
	Dwelling Structures	1460		685,375.83				
PA20-4 Malleable	Basement waterproofing							
PA20-9 McDowell	Int. & ext. improvements, 504 alt.							
PA20-13 Fornelli	Int. & ext. 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							

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Mercer County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28P02050110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	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		109,418.17				
PA20-3 Sharpsville	Debt service payments							
PA20-4 Malleable	Debt service payments							
PA20-8 H. Garster	Debt service payments							
<b>Total</b>				<b>1,158,660.00</b>				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: \_\_\_\_\_ )  
 Performance and Evaluation Report for Period Ending: 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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 <sup>4</sup>	41,552.00		0.00	0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050208 Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>						
<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: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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					
<b>Signature of Executive Director</b>			<b>Date</b>	<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









Annual Statement of Performance and Evaluation Report  
 Capital Fund Program, 1995, Final Period: Repayment Housing Loans and  
 Capital Fund Charging Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OPIH No. 2577-978  
 Expires 4/30/2011

Part 1: Summary

File Name: [Blank] Grant Cycle and Number: [Blank]  
 Where County: [Blank] Contract/Activity/Program/Grant ID: [Blank]  
 Reporting Activity ID: [Blank] Reporting Period Start Date: 12/31/2009  
 Reporting Period End Date: 12/31/2009

File of Grant: [Blank]  Review Annual Statement of Performance  
 Review Self Performance Report for Period Ending 12/31/2009  
 Review for the Grants-Expenditure Statement for the Approval Amount

100 Actual number of Units Covered by the ZIRP: [Blank]  
 000 Calculation of ZIRP Coverage of the System of Other Depots: [Blank]

Line	Description	Original	Revised	Total Available for Charge*	Total Available for Charge**	Expended
19	100% Cost of the program (Total of 100%)					
20	Amount of total cost (100% of 100%)	41,552,000	0.00	0.00	0.00	
21	Amount of total cost (100% of 100%)					
22	Amount of total cost (100% of 100%)					
23	Amount of total cost (100% of 100%)					
24	Amount of total cost (100% of 100%)					
25	Amount of total cost (100% of 100%)					

Signature of Executive Director: *[Signature]* Date: 3/9/10  
 Signature of Public Housing Director: *[Signature]* Date: 3/9/10

\* Total Available for Charge includes the amount of the program and the amount of the program.  
 \*\* Total Available for Charge includes the amount of the program and the amount of the program.  
 RHP (100%) (100%) (100%)

<b>Part I: Summary</b>	
<b>PHA Name: Mercer County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050209 Date of CFFP:
<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending: 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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 <sup>4</sup>	54,235.00		0.00	0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>						
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050209 Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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)	54,235.00		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					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.











<b>Part I: Summary</b>	<b>PHA Name: Mercer County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050210 Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>
------------------------	--	---	--

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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 <sup>4</sup>	54,235.00			

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Mercer County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R02050210 Date of CFFP:		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	54,235.00			
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				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.











**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

<b>Part I: Summary</b>						
PHA Name/Number		Mercer County Housing Authority			<b>X Original 5-Year Plan / Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 / FFY 2011 20-14 Silver & North Sharon Heights	Work Statement for Year 3 / FFY 2012 20-15 Pine Hollow 20-7 Mesabi Street 20-8 Herbert Garster	Work Statement for Year 4 / FFY 2013 20-5 Valley View 20-13 Fornelli Manor HA Wide 504 alts.	Work Statement for Year 5 / FFY 2014 Chavers Center 20-5 Valley View 20-13 Fornelli Manor 20-6 Frank Fay 20-8 Garster Homes
B.	Physical Improvements Subtotal	Annual Statement	\$ 870,363.74	\$ 837,000.00	\$ 878,540.00	\$ 385,307.65
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			23,563.03		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	2,000.00
I.	Development					
J.	Capital Fund Financing – Debt Service		109,636.26	109,436.97	109,460.00	109,692.35
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



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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	\$ 740,563.03
	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.	160,363.74	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	109,636.26	CF Debt Service	MCHA	109,436.97

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

U.S. Department of Housing and Urban

Office of Public and Indian

Housing

Expires

4/30/2011

	Total Estimated	CF 501-11	\$1,200,000.00	CF 501-12	\$1,200,000.00
	Subtotal of Estimated Cost		\$1,200,000.00	Subtotal of Estimated Cost	
	Subtotal of Estimated Cost		\$1,200,000.00	Subtotal of Estimated Cost	

**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

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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 Roof replacement, interior up-grades	5 buildings / 31 units	\$478,540.00	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 85,307.65
Statement						
	HA Wide					
	Final 504 alterations	14 developments and 9 facilities	100,000.00			
	20-9 McDowell Interior renovations,	50 units	300,000.00	20-13 Parking imp. 20-3 Work shed 20-6 Garage 20-6 security video Chavers Windows 20-18&19 Improvements 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 Interior and exterior 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	2,000.00	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

4/30/2011

	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	109,460.00	CF Debt Service	MCHA	109,692.35
	Total Estimated	CF 501-13	\$1,200,000.00	Total Estimated	CF 501-14	\$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

*July 1, 2010*

The **Annual Statement** describes the budget and activities projected to take place using FFY 2010 Capital Funding. **The Five-Year Action Plan** describes the Capital Fund activities that are projected to take place from 2010 to 2014

### **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. As exterior renovations are completed MCHA will look to up-grade interiors. 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. Interior renovations would up-grade living environments and reduce vacancies. Parking and accessible routes shall be incorporated into all modernization work scopes. 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 501-10**

**FFY 2010-2011**

**RHF 501-10**

**Activity Yr. 2011-2012**

- 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 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 seems to be the best approach. Other 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. Note: Due to funding limitations and needs work may consist of accessible improvements only at Fornelli & McDowell. Final approach TBD.
- C. Malleable Heights** / Water filtration into the basements of the housing buildings needs mediated. This is an ongoing issue for the past five years. After several attempts and approaches to fix the leaking basements interior drainage systems are now planned for installation.

- D. RHF Funds:** Replacement Housing Factor 501-10 funds would be utilized for Architectural designing, specifications and construction activities for a new duplex building at North Sharon Heights. One 2-bedroom accessible unit is required for compliance. Two units will be added to MCHA inventory. Both units would have accessible elements. 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 501-11**

**RHF 501-11**

**FFY 2011-2012**

**Activity Yr. 2012-2013**

- 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 one development, PA 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. 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 Apartments.
- B. RHF Funds;** The 4<sup>th</sup> 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. The two units would replace lost housing stock from past demolition

**Year #3**  
**Grant 501-12**  
**RHF 501-12**  
**FFY 2011-2012**  
**Activity Yr. 2013-2014**

- 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 because the area is difficult to police. This would create an opportunity to construct 3 new units in different locations.
- C. **Pa. 20-8 Herbert Garster Homes:** Interior improvements are planned. Appliances, kitchens and bathrooms would be up-graded. Herbert Garster is a stable community and will received exterior improvements in 2010-2011.
- D. **RHF Funds:** The 5<sup>th</sup> Increment RHF 501-12 funding would be utilized for new construction 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.

**Year #4**  
**Grant 501-13**  
**RHF 501-13**  
**FFY 2013-2014**  
**Activity Yr. 2014-2015**

- 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. Interior renovations & re-roofing 6 multifamily building would be funded by 501-13 CF.
- B. **504 / MCHA** would be finalizing any unforeseen accessible issues or alterations authority wide to complete the 504 Transition Plan that MCHA began in 2005.
- C. **McDowell Manor:** Interior renovations are slated for McDowell Manor. Kitchens, bathrooms, walls, flooring and doors.

**Year #5**  
**Grant 501-14**  
**FFY 2014-2015**  
**Activity Yr. 2015-2016**

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:** Enlarge parking area 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. Interior renovations and exterior upkeep.
- F. **20-6 Frank Fay Terrace:** Build stationary garage building for equipment and maintenance usage. Interior renovations and exterior upkeep. Repave Maple Avenue and create more parking behind the apartments on the upper terrace typical of the existing in 2005. Install camera security system on site.

- G. **20-8 Chavers Center:** Install large sectional windows reducing the opening and adding dimension and modernization to the buildings exterior facade.
- H. **20-18 & 19 Centennial Place Phase I & II:** Interior and exterior improvements.

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

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