

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name Gastonia Housing Authority				<input checked="" type="checkbox"/> Original	
				<input type="checkbox"/> Revision Number _____	
Development Number NC19P057501		Development Name Cameron Courts		DOFA Date Or Construction Date 01/17/1968	
Development Type		Occupancy Type	Structure Type	Number of Buildings	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
Turnkey III – Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input checked="" type="checkbox"/>
Turnkey III – Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-Up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Vacant Units	
				Current Bedroom Distribution	
				0	<u>8</u>
				1	<u>26</u>
				2	<u>16</u>
				3	<u>12</u>
				4	<u>5</u>
				5	<u>1</u>
				5+	_____
				Total Current Units 68	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Item	Amt	Total Estimated		
Floor Tile Replacement	62	\$ 7,200.	\$ 446,400.00	3
Furnace Replacement	67	\$10,000.	\$ 670,000.00	2
Refrigerator Replacement	43	\$ 450.	\$ 19,350.00	4
Range Replacement	54	\$ 295.	\$ 14,160.00	3
				2
Cabinet Replacement	57	\$ 3,600.	\$ 183,600.00	2
Landscaping	LS	\$ 50,000.	\$ 50,000.00	1
Water Heater Replacement	31	\$ 610.	\$ 12,910.00	3
Drain Replacement	50	\$ 1,100.	\$ 55,000.00	3
Exterior Painting	15	\$ 450.	\$ 6,750.00	2
Interior Painting	35	\$ 800.	\$ 20,800.00	3
CO Detectors	68	\$ 46.	\$ 3,264.00	3
				3
Breaker Panels	65	\$ 285.	\$ 18,525.00	4
Screen Doors	44	\$ 210.	\$ 5,880.00	3
				5
Driveway Repairs	3700 sq. yds.	\$ 6.	\$ 22,200.00	2

Total Preliminary Hard Cost for Needed Physical Improvements		\$1,524,529.00
Per Unit Hard Costs		\$ 22,419.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared	06/15/2011	
Source(s) of Information 5-Year Plan, Annual Inspection, Unit Survey		

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HA Name Gastonia Housing Authority				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number NC19P057501		Development Name Weldon Heights		DOFA Date Or Construction Date 01/17/1968	
Development Type Rental <input checked="" type="checkbox"/> Turnkey III – Vacant <input type="checkbox"/> Turnkey III – Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>		Occupancy Type Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		Structure Type Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	
				Number of Buildings 41	
				Number of Vacant Units 0	
				Current Bedroom Distribution 0 _____ 1 24 2 44 3 40 4 14 5 1 5+ _____	
				Total Current Units 123	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
Floor Tile Replacement	100	\$ 7,200.	\$ 720,000.00		3
Furnace Replacement	122	\$ 10,000.	\$1,220,000.00		2
Refrigerator Replacement	70	\$ 450.	\$ 31,500.00		3
Range Replacement	77	\$ 295.	\$ 22,715.00		2
Roof Replacement	8	\$ 4,800.	\$ 38,400.00		2
Cabinet Replacement	44	\$ 3,600.	\$ 158,400.00		3
Landscaping	LS	\$ 100,000.	\$ 100,000.00		1
Water Heater Replacement	47	\$ 610.	\$ 28,670.00		3
Drain Replacement	100	\$ 1,100.	\$ 110,000.00		4
Exterior Painting	20	\$ 450.	\$ 9,000.00		2
Interior Painting	39	\$ 800.	\$ 31,200.00		2
CO Detectors	123	\$ 46.	\$ 5,658.00		1
Smoke Detectors	123	\$ 28.	\$ 3,444.00		1
Breaker Panels	121	\$ 285.	\$ 34,485.00		3
Screen Doors	86	\$ 210.	\$ 18,060.00		4
Bath Fixtures	73	\$ 345.	\$ 25,185.00		5
Driveway Repairs	4125 sq. yds.	\$ 6.	\$ 24,750.00		3
Total Preliminary Hard Cost for Needed Physical Improvements				\$2,581,467.00	
Per Unit Hard Costs				\$20,987.00	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared				06/15/2011	
Source(s) of Information Annual Inspections, Site Survey, 5 Year Plan.					

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HA Name Gastonia Housing Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number NC19P057501	Development Name Mountain View	DOFA Date Or Construction Date 09/30/1971
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	46	0
Turnkey III – Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III – Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>0</u> 1 <u>8</u> 2 <u>32</u>	Total Current Units 109
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>46</u> 4 <u>16</u> 5 <u>7</u>	
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Cabinet Replacement	46	\$ 3,200.	\$ 147,200.00	3
Furnace Replacement	100	\$ 10,000.	\$1,000,000.00	2
Range Replacement	21	\$ 295.	\$ 6,195.00	1
Refrigerator Replacement	38	\$ 450.	\$ 17,100.00	1
Roof Replacement	5	\$ 4,800.	\$ 24,000.00	3
Water Heater Replacement	17	\$ 610.	\$ 10,370.00	2
Bathroom Fixtures	83	\$ 345.	\$ 28,605.00	5
Landscaping	LS	\$150,000.	\$ 150,000.00	2
Floor Tile Replacement	100	\$ 7,200.	\$ 720,000.00	3
Interior Painting	33	\$ 800.	\$ 26,400.00	3
Exterior Painting	15 bldgs	\$ 450.	\$ 6,750.00	2
CO Detectors	509	\$ 46.	\$ 23,414.00	2
Smoke Detectors	509	\$ 28.	\$ 14,252.00	2
Screen Doors	109	\$ 210.	\$ 22,890.00	3
Termite Treatment	46 bldgs	\$ 1,400	\$ 64,400.00	1

Total Preliminary Hard Cost for Needed Physical Improvements	\$2,261,606.00
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Per Unit Hard Costs	\$20,749.00
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	06/15/2011
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Source(s) of Information Unit Survey, Annual Inspections, 5-Year Plan

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HA Name Gastonia Housing Authority	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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Development Number NC19PO57503	Development Name Linwood Terrace	DOFA Date Or Construction Date 12/31/1970
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Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	26	0
Turnkey III – Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III – Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 60	1 36
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	2 4	
Section 23, Bond Financed <input type="checkbox"/>			3 _____	4 _____
			5+ _____	5 _____
				Total Current Units 100

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Cabinet replacement	96	\$3,024	\$290,304.00	5
				5
Appolo Heating Units	100	\$2,740	\$274,000.00	5
CO Detectors	100	\$ 46.	\$ 4,600.00	4
				4
Range Replacements	71	\$ 295.	\$ 20,945.00	2
Refrigerator Replacements	90	\$ 450.	\$ 13,500.00	2
Breaker Panels	100	\$ 285.	\$ 28,500.00	5
				5
Porch Lighting	100	\$ 100.	\$ 10,000.00	3
Interior Painting	68	\$ 600.	\$ 15,600.00	2
Exterior Painting	26	\$ 1,200.	\$ 31,200.00	1
				5
Sidewalk Repair	2500 sq. ft.	\$5.00 sq foot	\$ 12,500.00	2
Hand Rails	89	\$ 700.	\$ 62,300.00	2
Landscaping	LS	\$30,000.	\$ 30,000.00	3
Bath Fixtures	50	\$ 345.	\$ 17,250.00	4

Total Preliminary Hard Cost for Needed Physical Improvements	\$779,499.00
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Per Unit Hard Costs	\$ 7,795.00
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	06/15/2011
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Source(s) of Information Unit Survey, 5 year Plan, Annual Inspections
