

INSTRUCTIONS for Physical Needs Assessment Form

Instructions for Preparation of Form-Capital Fund Financing Program (CFFP) and Operating Funding Financing Program (OFFP) Physical Needs Assessment (PNA)

Report Submission: Prepare a separate PNA form for each grouping of up to 20 developments in the HA's inventory, which are eligible for Capital Funding Program (CFP) funding, for all HA-wide non-dwelling needs, e.g., maintenance equipment, and for any development needs. Use a separate Tab for each property or HA-wide non-dwelling needs or any development needs. Submit these forms as part of the submission of a PHA Plan when pursuing a CFFP or OFFP Financing. On an as-needed basis, submit a revised form where physical needs have significantly changed since the last needs assessment and the HA wishes to revise its use of CFFP or OFFP proceeds to include uses not previously reflected in a CFFP/OFFP PNA.

PNA Summary Instructions

HA Name - Enter the HA Name

HA Number - Enter the HA Number

FY Of Assessment - Enter the year the assessment was completed. If the assessment spanned more than one year, enter the year that the Assessment was initiated.

Original or Revision. Self-Explanatory.

Date Prepared/Revised. Date Prepared is the date the Original Assessment form was completed. Date Revised is the date of the most recent Revision. If this is an Original submission, leave Date Revised blank.

Tabs 1-20 Instructions

Section 1 - Project Data

- 1.1 Management Office Address - Address of Management Office from which the Project is managed.
- 1.2 Project Name - Enter the Name of the Development.
- 1.3 Development Number - Enter an 11-digit alpha numeric code as follows: Enter an 11-digit alpha numeric code as follows: two-digit State code (alpha); two-digit Field Office code (numeric); P for Public Housing or B for Indian Housing; three-digit HA number (numeric); and three-digit development number (numeric). For example, VA05PO36001. In lieu of a development number, enter "HA-wide" for physical needs that are HA-wide in nature
- 1.4 DOFA Date - Enter the Date of Full Availability (DOFA) in this format: MM/DD/YYYY.
- 1.5 Year of Last Substantial Modernization - Enter the FY when most recent substantial modernization occurred. For purposes of this form, substantial modernization is defined as the replacement/repair of major building systems, which brought the development up to the modernization standards.
- 1.6 Occupancy Rate - This is a calculated field based on the Bedroom Distribution table (1.11).
- 1.7 Latest PASS REAC Score - Provide the latest issued score, on a 100-point basis, for the development.
- 1.8 Total Buildings - Enter the total number of buildings (dwelling and non-dwelling) in the Development.
- 1.9 Occupancy Types - Check all occupancy types that apply.
- 1.1 Structure Types - Check all structure types that apply.
- 1.11 Current Bedroom Distribution - Enter the current number of occupied and vacant units, by bedroom size in 1.11a and 1.11b. This includes Rentable Units Only.
- 1.11a Occupied - Enter the occupied units, as of the date of completing this Form, by bedroom size, in the table.
- 1.11b Vacant - Enter the vacant units, as of the date of this Form, by bedroom size, in the table.

Section 2 - Summary Data

- 2.1 PNA Conducted By: (PHA/3rd Party) - Select the applicable check box which best describes who conducted the PNA. Both selections can be chosen if applicable.
- 2.2 First Year Covered by PNA - Enter the first Calendar year that is covered in the PNA. This will be used to project the current needs and 20-year needs.
- 2.3 Length of PNA (in years) - Enter the length of time that the PNA covers. This will be used to project total PNA costs.
- 2.4 Unit Interiors Inspected (#) - This is calculated automatically, based on information provided at 2.14.
- 2.5 Inspector Contact Name: Enter the name of the contact person for the inspection.
- 2.6 Company Name or PHA Title: Enter the name of the company for whom the inspector works, or if conducted by a staff person of the PHA, enter the inspector's job title.
- 2.7 Inspector Contact Phone: Enter the phone number for contacting the inspector.
- 2.8 Data Source(s) for PNA: Check the applicable box or boxes indicating the sources of data for the preparation of the PNA.
- 2.9 Total Residential Buildings: Enter the number of residential buildings in the property.
- 2.1 Number of Building Exteriors Inspected: Enter the number of buildings for which the exteriors were inspected (Reference HUD Handbook 7485.2 for PNA survey requirements).
- 2.11 Total Off-Street Parking Spaces: Enter the number of off-street parking spaces on the site.
- 2.12 Site Acreage: Enter the total number of acres included in the site.
- 2.13 Parking Area (in square feet): Enter the approximate area of the off-street parking spaces.
- 2.14 Units Inspected by Bedroom Size: Enter the number of units for which the interiors were inspected, by bedroom size, into this table. (Reference HUD Handbook 7485.2 for PNA survey requirements).
- 2.15 Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Check "Yes" or "No". For cost reasonableness,

the preliminary estimate of hard costs for work proposed at the development should be 90 percent or less of Total Development Cost (TDC).

- 2.16 Development Has Long-Term Physical and Social Viability: Check "Yes" or "No" as to whether the HA has determined that the development has long-term physical and social viability. Note: If "No" is checked, attach the viability analysis and an explanation of what actions are proposed regarding the nonviable development.

Section 3 - Total Physical Needs Summary. This section is a summary that is completed automatically from data entered in Section 4.0.

Section 4 - Physical Needs Cost Estimate

Column Instructions:

Needed Physical Improvements. This section should include the estimated costs of all current and future physical improvements that must be undertaken to bring the development (dwelling and non-dwelling structures, dwelling and non-dwelling equipment, and site) up to a level at least equal to the modernization standards, energy conservation and life-cycle cost effective performance standards and the lead-based paint testing and abatement standards. Also, include any replacements of equipment, systems and structural elements that will be needed, assuming routine and timely maintenance, within the timeframe of the PNA. Enter only physical improvements that are eligible for Capital Fund Program funding.

Use the most appropriate line items for repairs related to: Site (4.9), Common Buildings (4.10), Unit Exteriors (4.11), Unit Interiors (4.12), Mechanical Systems (4.13), a and Other (4.14). If you have a unique item not accounted for in each sub-section, modify the "Other (Specify)" line or lines provided. Please note that in Section 4.15 (Special Categories) you are asked to estimate the amount of lead-based paint and asbestos removal costs, and 504 compliance costs that are included in the PNA cost estimates. These are not additive to the PNA cost estimate.

- 4.16 Section 4.16 should include all New Construction activities being proposed, which, since they are not "modernization" in a strict sense, are segregated from the rehabilitation costs in Section 4.9 to 4.15.
- 4.2 Estimate Useful Life (in Years). Enter the number of years the component is expected to be serviceable in your geographic area. This is the "life cycle" of the component adjusted to your conditions.
- 4.3 Useful Life Remaining (in Years). Based on the inspection, estimate the number of years that this component is expected to remain useful before it needs to be replaced or renovated.
- 4.4 Method. The method for calculating the cost of replacing various items differs. For some items, it is the "cost per square foot" or "cost per linear foot". For others, it is a "unit cost". Some other items may be "lump sum". In this column, select the method from the pull down menu that is being used for estimating the replacement/repair cost of the line item.
- 4.5 Total Quantity. Enter the quantity that will be required for each line item, which will then be multiplied by the Cost per Quantity (4.8) and produce the Total Long-Term Need.
- 4.6 Current Needs Quantity. In this column, enter the quantity of each line item that needs immediate repair or replacement. These are existing or backlog needs, and will be treated as a "sub-set" of Year One Needs and will be reflected in the "Immediate" column in Section 3.0 of the PNA.
- 4.7 Cost per Quantity. Enter the estimated Cost for each line item, based on the Method selected in Column 4.5. This estimate should exclude any management improvements, administration, architectural/engineering fees, relocation or other soft costs.

Total Long Term Needs: Long term needs will be automatically calculated based on the projected useful life, estimated useful life remaining, quantity and cost per quantity fields.

The form has been designed to print in portrait mode on 8.5 x 11 paper and will only include the fields from columns A - J. To print the future cost projections, the print area command must be used to change the print area.

**Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program**

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

OMB Approval No. 2577-0208
(exp. 11/2008)

PNA Summary

Public Reporting Burden for this collection of information is estimated to average 16 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

<i>HA Name</i>	<i>HA Number</i>
0	0

Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Total Preliminary Estimated Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Amount of PNA relating to Lead Paint/Asbestos
Amount of PNA relating to Section 504 Compliance
New Construction
Total Physical Needs

\$ -	#DIV/0!
\$ -	#DIV/0!
\$ -	#DIV/0!
\$ -	#DIV/0!

HA Name	HA Number	FY of Assessment	<input type="checkbox"/> Original	Date Prepared:	
			<input type="checkbox"/> Revision	Date Revised:	

(1.0) Project Data

(1.1) Management Office Address		(1.3) Development No.		(1.4) DOFA Date	
(1.2) Project Name					
(1.5) Year of Last Substantial Mod		(1.9) Occupancy Type(s) (Check all that apply)		(1.10) Structure Type(s) (Check all that apply)	
(1.6) Occupancy Rate (Rentable Units Only)	#DIV/0!	<input type="checkbox"/> Family		<input type="checkbox"/> -F Detached	
(1.7) Latest PASS REAC Score		<input type="checkbox"/> Family		<input type="checkbox"/> Semi-Detached	
Total Units	0	<input type="checkbox"/> Family & Disabled		<input type="checkbox"/> Row or Townhome	
(1.8) Total Buildings		<input type="checkbox"/> Family & Disabled		<input type="checkbox"/> -F/Walkup	
Occupied Units	0	<input type="checkbox"/> Not Applicable		<input type="checkbox"/> Elevator	
Vacant/Rentable Units	0	<input type="checkbox"/> Official Designation: Elderly		<input type="checkbox"/> Con-Dwelling	
		<input type="checkbox"/> Official Designation: Disabled			
		<input type="checkbox"/> Official Designation: Mixed			

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input type="checkbox"/> PHA Internally	(2.5) Inspector Contact Name:	
	<input type="checkbox"/> 3rd Party Independent	(2.6) Company Name or PHA Title:	
(2.2) First Year Covered by PNA		(2.7) Inspector Contact Phone:	
(2.3) Length of PNA (in years)			
(2.4) Unit Interiors Inspected (#)	0	(2.8) Data Source(s) for PNA	<input type="checkbox"/> Annual Inspections
Units Inspected as % of Total	#DIV/0!		<input type="checkbox"/> Contractor
(2.9) Total Residential Buildings			<input type="checkbox"/> REAC Inspections
(2.10) Number of Building Exteriors Inspected			
(2.11) Total Off-Street Parking Spaces			
(2.12) Site Acreage			
(2.13) Parking Area (in square feet)			
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
(2.16) Development Has Long-Term Physical and Social Viability	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

(2.14) Units Inspected by Bedroom Size						
	Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Other				\$ -	\$ -
Community Building			Other				\$ -	\$ -
Shop			Other				\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas			Other				\$ -	\$ -
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation			Other				\$ -	\$ -
Building Slab			Other				\$ -	\$ -
Roofs			Other				\$ -	\$ -
Canopies			Other				\$ -	\$ -
Tuck-Pointing			Other				\$ -	\$ -
Exterior Paint & Caulking			Other				\$ -	\$ -
Soffits			Other				\$ -	\$ -
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities			Other				\$ -	\$ -
Exterior Doors			Other				\$ -	\$ -
Windows			Other				\$ -	\$ -
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Other				\$ -	\$ -
Interior Doors			Other				\$ -	\$ -
Flooring (non routine)			Other				\$ -	\$ -
Shower/Tub Surrounds			Other				\$ -	\$ -
Commodes			Other				\$ -	\$ -
Vanities			Other				\$ -	\$ -
Faucets			Other				\$ -	\$ -
Bathroom Flooring (non cyclical)			Other				\$ -	\$ -
Kitchen Cabinets			Other				\$ -	\$ -
Ranges			Other				\$ -	\$ -
Range Hoods			Other				\$ -	\$ -
Refrigerators			Other				\$ -	\$ -
Counters and Sinks			Other				\$ -	\$ -
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Other				\$ -	\$ -
Heating Equip/System			Other				\$ -	\$ -
Electric Distribution			Per Unit				\$ -	\$ -
Hot Water Heaters			Other				\$ -	\$ -
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Smoke/Fire Detection			Other				\$ -	\$ -
Unit Reconfiguration			Other				\$ -	\$ -
Security/Fire Alarm			Other				\$ -	\$ -
Fire Suppression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Elevator			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Other				\$ -	\$ -
Other Fees and Costs			Other				\$ -	\$ -
Demolition			Other				\$ -	\$ -
Dwelling Unit Conversion			Other				\$ -	\$ -
Contingency			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other				\$ -	
Amount of PNA Relating to Section 504 Compliance			Other				\$ -	
(4.16) New Construction								
Dwelling Units			Other				\$ -	
Administrative Building			Other				\$ -	
Community Building or Facility			Other				\$ -	
Shop			Other				\$ -	
Storage Area			Other				\$ -	
Family Investment Center			Other				\$ -	
Day Care Center			Other				\$ -	
Laundry Areas(s)			Other				\$ -	
Other (Specify)			Other				\$ -	
Other (Specify)			Other				\$ -	
Other (Specify)							\$ -	
New Construction Subtotals							\$ -	

**Physical Needs Assessment
Capital Fund Financing Program/
Operating Fund Financing Program**

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

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

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -

Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Site Subtotals								\$ -	\$ -
(4.10) Common Buildings--Rehab Only									
Administrative Building			Per Sq. Ft.					\$ -	\$ -
Community Building			Per Sq. Ft.					\$ -	\$ -
Shop			Per Sq. Ft.					\$ -	\$ -
Storage Area			Per Sq. Ft.					\$ -	\$ -
Central Boiler			Per Sq. Ft.					\$ -	\$ -
Central Chiller			Per Sq. Ft.					\$ -	\$ -
Family Investment Center			Per Sq. Ft.					\$ -	\$ -
Day Care Center			Per Sq. Ft.					\$ -	\$ -
Laundry Areas			Per Sq. Ft.					\$ -	\$ -
Common Area Washers			Per Sq. Ft.					\$ -	\$ -
Common Area Dryers			Per Sq. Ft.					\$ -	\$ -
Common Area Finishes			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Common Subtotals								\$ -	\$ -
(4.11) Unit Exteriors									
Carports/Surface Garage			Per Sq. Ft.					\$ -	\$ -
Foundation			Per Sq. Ft.					\$ -	\$ -
Building Slab			Per Sq. Ft.					\$ -	\$ -
Roofs			Per Sq. Ft.					\$ -	\$ -
Canopies			Per Sq. Ft.					\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.					\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.					\$ -	\$ -
Soffits			Per Sq. Ft.					\$ -	\$ -
Siding			Per Sq. Ft.					\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.					\$ -	\$ -
Landings & Railings			Per Sq. Ft.					\$ -	\$ -
Balconies & Railings			Per Sq. Ft.					\$ -	\$ -
Mail Facilities			Per Sq. Ft.					\$ -	\$ -
Exterior Doors			Per Sq. Ft.					\$ -	\$ -
Windows			Per Sq. Ft.					\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.					\$ -	\$ -
Columns & Porches			Per Sq. Ft.					\$ -	\$ -
Decks & Patios			Per Sq. Ft.					\$ -	\$ -
Exterior Lighting			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Unit Exterior Subtotals								\$ -	\$ -
(4.12) Unit Interiors									
Interior Painting (non routine)			Per Sq. Ft.					\$ -	\$ -
Interior Doors			Per Sq. Ft.					\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.					\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.					\$ -	\$ -
Commodes			Per Sq. Ft.					\$ -	\$ -
Vanities			Per Sq. Ft.					\$ -	\$ -
Faucets			Per Sq. Ft.					\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.					\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.					\$ -	\$ -
Ranges			Per Sq. Ft.					\$ -	\$ -
Range Hoods			Per Sq. Ft.					\$ -	\$ -
Refrigerators			Per Sq. Ft.					\$ -	\$ -
Counters and Sinks			Per Sq. Ft.					\$ -	\$ -
Dishwasher			Per Sq. Ft.					\$ -	\$ -
Microwave			Per Sq. Ft.					\$ -	\$ -
Washing Machines			Per Sq. Ft.					\$ -	\$ -
Dryers			Per Sq. Ft.					\$ -	\$ -
Call-for-Aid Systems								\$ -	\$ -
Stairs and Handrails								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Unit Interior Subtotals								\$ -	\$ -
(4.13) Mechanical									
Water Distribution			Per Sq. Ft.					\$ -	\$ -
Heating Equip/System			Per Sq. Ft.					\$ -	\$ -
Electric Distribution			Per Sq. Ft.					\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.					\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.					\$ -	\$ -
Trash Compactor			Per Sq. Ft.					\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.					\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.					\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.					\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.					\$ -	\$ -
Fire Suppression System			Per Sq. Ft.					\$ -	\$ -
Generator			Per Sq. Ft.					\$ -	\$ -
Elevator			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Mechanical Subtotals								\$ -	\$ -

(4.14) Other							
Site Acquisition			Per Sq. Ft.				\$ - \$ -
Other Fees and Costs			Per Sq. Ft.				\$ - \$ -
Demolition			Per Sq. Ft.				\$ - \$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ - \$ -
Contingency			Per Sq. Ft.				\$ - \$ -
Other (Specify)							\$ - \$ -
Other (Specify)							\$ - \$ -
Other Subtotals							\$ - \$ -
GRAND TOTAL							\$ - \$ -

(4.15) Special Categories							
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -

(4.16) New Construction							
Dwelling Units			Per Sq. Ft.				\$ -
Administrative Building			Per Sq. Ft.				\$ -
Community Building or Facility			Per Sq. Ft.				\$ -
Shop			Per Sq. Ft.				\$ -
Storage Area			Per Sq. Ft.				\$ -
Family Investment Center			Per Sq. Ft.				\$ -
Day Care Center			Per Sq. Ft.				\$ -
Laundry Areas(s)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)			Per Sq. Ft.				\$ -
Other (Specify)							\$ -
New Construction Subtotals							\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 S-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Other				\$ -	\$ -
Community Building			Other				\$ -	\$ -
Shop			Other				\$ -	\$ -
Storage Area			Other				\$ -	\$ -
Central Boiler			Other				\$ -	\$ -
Central Chiller			Other				\$ -	\$ -
Family Investment Center			Other				\$ -	\$ -
Day Care Center			Other				\$ -	\$ -
Laundry Areas			Other				\$ -	\$ -
Common Area Washers			Other				\$ -	\$ -
Common Area Dryers			Other				\$ -	\$ -
Common Area Finishes			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Other				\$ -	\$ -
Foundation			Other				\$ -	\$ -
Building Slab			Other				\$ -	\$ -
Roofs			Other				\$ -	\$ -
Canopies			Other				\$ -	\$ -
Tuck-Pointing			Other				\$ -	\$ -
Exterior Paint & Caulking			Other				\$ -	\$ -
Soffits			Other				\$ -	\$ -
Siding			Other				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Other				\$ -	\$ -
Landings & Railings			Other				\$ -	\$ -
Balconies & Railings			Other				\$ -	\$ -
Mail Facilities			Other				\$ -	\$ -
Exterior Doors			Other				\$ -	\$ -
Windows			Other				\$ -	\$ -
Gutters/Downspouts			Other				\$ -	\$ -
Columns & Porches			Other				\$ -	\$ -
Decks & Patios			Other				\$ -	\$ -
Exterior Lighting			Other				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Other				\$ -	\$ -
Interior Doors			Other				\$ -	\$ -
Flooring (non routine)			Other				\$ -	\$ -
Shower/Tub Surrounds			Other				\$ -	\$ -
Commodes			Other				\$ -	\$ -
Vanities			Other				\$ -	\$ -
Faucets			Other				\$ -	\$ -
Bathroom Flooring (non cyclical)			Other				\$ -	\$ -
Kitchen Cabinets			Other				\$ -	\$ -
Ranges			Other				\$ -	\$ -
Range Hoods			Other				\$ -	\$ -
Refrigerators			Other				\$ -	\$ -
Counters and Sinks			Other				\$ -	\$ -
Dishwasher			Other				\$ -	\$ -
Microwave			Other				\$ -	\$ -
Washing Machines			Other				\$ -	\$ -
Dryers			Other				\$ -	\$ -
Call-for-Aid Systems			Other				\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Other				\$ -	\$ -
Heating Equip/System			Other				\$ -	\$ -
Electric Distribution			Other				\$ -	\$ -
Hot Water Heaters			Other				\$ -	\$ -
Unit Sub-panels			Other				\$ -	\$ -
Trash Compactor			Other				\$ -	\$ -
Cooling Equip/Systems			Other				\$ -	\$ -
Smoke/Fire Detection			Other				\$ -	\$ -
Unit Reconfiguration			Other				\$ -	\$ -
Security/Fire Alarm			Other				\$ -	\$ -
Fire Suppression System			Other				\$ -	\$ -
Generator			Other				\$ -	\$ -
Elevator			Other				\$ -	\$ -
Other (Specify)			Other				\$ -	\$ -

Other (Specify)								\$ -	\$ -
Mechanical Subtotals								\$ -	\$ -
(4.14) Other									
Site Acquisition			Other					\$ -	\$ -
Other Fees and Costs			Other					\$ -	\$ -
Demolition			Other					\$ -	\$ -
Dwelling Unit Conversion			Other					\$ -	\$ -
Contingency			Other					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other Subtotals								\$ -	\$ -
GRAND TOTAL								\$ -	\$ -

(4.15) Special Categories									
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Other					\$ -	
Amount of PNA Relating to Section 504 Compliance			Other					\$ -	

(4.16) New Construction									
Dwelling Units			Other					\$ -	
Administrative Building			Other					\$ -	
Community Building or Facility			Other					\$ -	
Shop			Other					\$ -	
Storage Area			Other					\$ -	
Family Investment Center			Other					\$ -	
Day Care Center			Other					\$ -	
Laundry Areas(s)			Other					\$ -	
Other (Specify)			Other					\$ -	
Other (Specify)			Other					\$ -	
Other (Specify)								\$ -	
New Construction Subtotals								\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address		(1.3) Development No.		(1.4) DOFA Date	
(1.2) Project Name					
(1.5) Year of Last Substantial Mod		(1.9) Occupancy Type(s) (Check all that apply)	<input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Family & Disabled <input type="checkbox"/> Elderly & Disabled <input type="checkbox"/> Not Applicable <input type="checkbox"/> Official Designation: Elderly <input type="checkbox"/> Official Designation: Disabled <input type="checkbox"/> Official Designation: Mixed	(1.10) Structure Type(s) (Check all that apply)	<input type="checkbox"/> -F Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row or Townhome <input type="checkbox"/> -F/Walkup <input type="checkbox"/> Elevator <input type="checkbox"/> Non-Dwelling
(1.6) Occupancy Rate (Rentable Units Only)	#DIV/0!				
(1.7) Latest PASS REAC Score Total Units	0				
(1.8) Total Buildings Occupied Units	0				
Vacant/Rentable Units	0				

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input type="checkbox"/> PHA Internally <input type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name:	
(2.2) First Year Covered by PNA		(2.6) Company Name or PHA Title:	
(2.3) Length of PNA (in years)		(2.7) Inspector Contact Phone:	
(2.4) Unit Interiors Inspected (#)	0	(2.8) Data Source(s) for PNA	<input type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections
Units Inspected as % of Total	#DIV/0!		
(2.9) Total Residential Buildings			
(2.10) Number of Building Exteriors Inspected			
(2.11) Total Off-Street Parking Spaces			
(2.12) Site Acreage			
(2.13) Parking Area (in square feet)			
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		<input type="checkbox"/> Yes	<input type="checkbox"/> No
(2.16) Development Has Long-Term Physical and Social Viability		<input type="checkbox"/> Yes	<input type="checkbox"/> No

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size						
	Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
						TOTAL PHYSICAL NEEDS
						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____

(1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!

(1.7) Latest PASS REAC Score Total Units: 0

(1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent

(2.2) First Year Covered by PNA: _____

(2.3) Length of PNA (in years): _____

(2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!

(2.5) Inspector Contact Name: _____

(2.6) Company Name or PHA Title: _____

(2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.9) Total Residential Buildings: _____

(2.10) Number of Building Exteriors Inspected: _____

(2.11) Total Off-Street Parking Spaces: _____

(2.12) Site Acreage: _____ acres

(2.13) Parking Area (in square feet): _____ SF

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No

(2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____

(1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!

(1.7) Latest PASS REAC Score Total Units: 0

(1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent

(2.2) First Year Covered by PNA: _____

(2.3) Length of PNA (in years): _____

(2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!

(2.5) Inspector Contact Name: _____

(2.6) Company Name or PHA Title: _____

(2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.9) Total Residential Buildings: _____

(2.10) Number of Building Exteriors Inspected: _____

(2.11) Total Off-Street Parking Spaces: _____

(2.12) Site Acreage: _____ acres

(2.13) Parking Area (in square feet): _____ SF

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No

(2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name Sample PHA	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____
 (1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____ (1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.10) Structure Type(s) (Check all that apply):
 -F Detached
 Semi-Detached
 Row or Townhome
 -F/Walkup
 Elevator
 Non-Dwelling

	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: _____
 (2.3) Length of PNA (in years): _____
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: _____
 (2.10) Number of Building Exteriors Inspected: _____
 (2.11) Total Off-Street Parking Spaces: _____
 (2.12) Site Acreage: _____ acres
 (2.13) Parking Area (in square feet): _____ SF

(2.5) Inspector Contact Name: _____
 (2.6) Company Name or PHA Title: _____
 (2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name Sample PHA	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 -F Detached
 Semi-Detached
 Row or Townhome
 -F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -

Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodos			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -

Mechanical Subtotals							\$	-	\$	-
(4.14) Other										
Site Acquisition			Per Sq. Ft.				\$	-	\$	-
Other Fees and Costs			Per Sq. Ft.				\$	-	\$	-
Demolition			Per Sq. Ft.				\$	-	\$	-
Dwelling Unit Conversion			Per Sq. Ft.				\$	-	\$	-
Contingency			Per Sq. Ft.				\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other Subtotals							\$	-	\$	-
GRAND TOTAL							\$	-	\$	-
(4.15) Special Categories										
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$	-		
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$	-		

HA Name Sample PHA	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -

Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -

Mechanical Subtotals							\$	-	\$	-
(4.14) Other										
Site Acquisition			Per Sq. Ft.				\$	-	\$	-
Other Fees and Costs			Per Sq. Ft.				\$	-	\$	-
Demolition			Per Sq. Ft.				\$	-	\$	-
Dwelling Unit Conversion			Per Sq. Ft.				\$	-	\$	-
Contingency			Per Sq. Ft.				\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other Subtotals							\$	-	\$	-
GRAND TOTAL							\$	-	\$	-
(4.15) Special Categories										
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$	-		
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$	-		

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____
 (1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____ (1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: _____
 (2.3) Length of PNA (in years): _____
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: _____
 (2.10) Number of Building Exteriors Inspected: _____
 (2.11) Total Off-Street Parking Spaces: _____
 (2.12) Site Acreage: _____ acres
 (2.13) Parking Area (in square feet): _____ SF

(2.5) Inspector Contact Name: _____
 (2.6) Company Name or PHA Title: _____
 (2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size						
	Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
						TOTAL PHYSICAL NEEDS
						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -

Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodos			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -

Mechanical Subtotals							\$	-	\$	-
(4.14) Other										
Site Acquisition			Per Sq. Ft.				\$	-	\$	-
Other Fees and Costs			Per Sq. Ft.				\$	-	\$	-
Demolition			Per Sq. Ft.				\$	-	\$	-
Dwelling Unit Conversion			Per Sq. Ft.				\$	-	\$	-
Contingency			Per Sq. Ft.				\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other Subtotals							\$	-	\$	-
GRAND TOTAL							\$	-	\$	-
(4.15) Special Categories										
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$	-		
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$	-		

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 -F Detached
 Semi-Detached
 Row or Townhome
 -F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____
 (1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____ (1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.10) Structure Type(s) (Check all that apply):
 -F Detached
 Semi-Detached
 Row or Townhome
 -F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: _____
 (2.3) Length of PNA (in years): _____
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: _____
 (2.10) Number of Building Exteriors Inspected: _____
 (2.11) Total Off-Street Parking Spaces: _____
 (2.12) Site Acreage: _____ acres
 (2.13) Parking Area (in square feet): _____ SF

(2.5) Inspector Contact Name: _____
 (2.6) Company Name or PHA Title: _____
 (2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -

Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -

Mechanical Subtotals							\$	-	\$	-
(4.14) Other										
Site Acquisition			Per Sq. Ft.				\$	-	\$	-
Other Fees and Costs			Per Sq. Ft.				\$	-	\$	-
Demolition			Per Sq. Ft.				\$	-	\$	-
Dwelling Unit Conversion			Per Sq. Ft.				\$	-	\$	-
Contingency			Per Sq. Ft.				\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other (Specify)							\$	-	\$	-
Other Subtotals							\$	-	\$	-
GRAND TOTAL							\$	-	\$	-
(4.15) Special Categories										
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$	-		
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$	-		

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Con-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF
 (2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []
 (2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections
 (2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []
 (1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF
 (2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []
 (2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections
 (2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Con-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(2.14) Units Inspected by Bedroom Size					
Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -

Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Site Subtotals								\$ -	\$ -
(4.10) Common Buildings--Rehab Only									
Administrative Building			Per Sq. Ft.					\$ -	\$ -
Community Building			Per Sq. Ft.					\$ -	\$ -
Shop			Per Sq. Ft.					\$ -	\$ -
Storage Area			Per Sq. Ft.					\$ -	\$ -
Central Boiler			Per Sq. Ft.					\$ -	\$ -
Central Chiller			Per Sq. Ft.					\$ -	\$ -
Family Invesment Center			Per Sq. Ft.					\$ -	\$ -
Day Care Center			Per Sq. Ft.					\$ -	\$ -
Laundry Areas			Per Sq. Ft.					\$ -	\$ -
Common Area Washers			Per Sq. Ft.					\$ -	\$ -
Common Area Dryers			Per Sq. Ft.					\$ -	\$ -
Common Area Finishes			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Common Subtotals								\$ -	\$ -
(4.11) Unit Exteriors									
Carports/Surface Garage			Per Sq. Ft.					\$ -	\$ -
Foundation			Per Sq. Ft.					\$ -	\$ -
Building Slab			Per Sq. Ft.					\$ -	\$ -
Roofs			Per Sq. Ft.					\$ -	\$ -
Canopies			Per Sq. Ft.					\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.					\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.					\$ -	\$ -
Soffits			Per Sq. Ft.					\$ -	\$ -
Siding			Per Sq. Ft.					\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.					\$ -	\$ -
Landings & Railings			Per Sq. Ft.					\$ -	\$ -
Balconies & Railings			Per Sq. Ft.					\$ -	\$ -
Mail Facilities			Per Sq. Ft.					\$ -	\$ -
Exterior Doors			Per Sq. Ft.					\$ -	\$ -
Windows			Per Sq. Ft.					\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.					\$ -	\$ -
Columns & Porches			Per Sq. Ft.					\$ -	\$ -
Decks & Patios			Per Sq. Ft.					\$ -	\$ -
Exterior Lighting			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Unit Exterior Subtotals								\$ -	\$ -
(4.12) Unit Interiors									
Interior Painting (non routine)			Per Sq. Ft.					\$ -	\$ -
Interior Doors			Per Sq. Ft.					\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.					\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.					\$ -	\$ -
Commodes			Per Sq. Ft.					\$ -	\$ -
Vanities			Per Sq. Ft.					\$ -	\$ -
Faucets			Per Sq. Ft.					\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.					\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.					\$ -	\$ -
Ranges			Per Sq. Ft.					\$ -	\$ -
Range Hoods			Per Sq. Ft.					\$ -	\$ -
Refrigerators			Per Sq. Ft.					\$ -	\$ -
Counters and Sinks			Per Sq. Ft.					\$ -	\$ -
Dishwasher			Per Sq. Ft.					\$ -	\$ -
Microwave			Per Sq. Ft.					\$ -	\$ -
Washing Machines			Per Sq. Ft.					\$ -	\$ -
Dryers			Per Sq. Ft.					\$ -	\$ -
Call-for-Aid Systems								\$ -	\$ -
Stairs and Handrails								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Unit Interior Subtotals								\$ -	\$ -
(4.13) Mechanical									
Water Distribution			Per Sq. Ft.					\$ -	\$ -
Heating Equip/System			Per Sq. Ft.					\$ -	\$ -
Electric Disribution			Per Sq. Ft.					\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.					\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.					\$ -	\$ -
Trash Compactor			Per Sq. Ft.					\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.					\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.					\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.					\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.					\$ -	\$ -
Fire Suspression System			Per Sq. Ft.					\$ -	\$ -
Generator			Per Sq. Ft.					\$ -	\$ -
Elevator			Per Sq. Ft.					\$ -	\$ -
Other (Specify)								\$ -	\$ -
Other (Specify)								\$ -	\$ -
Mechanical Subtotals								\$ -	\$ -

(4.14) Other							
Site Acquisition			Per Sq. Ft.				\$ - \$ -
Other Fees and Costs			Per Sq. Ft.				\$ - \$ -
Demolition			Per Sq. Ft.				\$ - \$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ - \$ -
Contingency			Per Sq. Ft.				\$ - \$ -
Other (Specify)							\$ - \$ -
Other (Specify)							\$ - \$ -
Other Subtotals							\$ - \$ -
GRAND TOTAL							\$ - \$ -
(4.15) Special Categories							
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original	Date Prepared:
			<input type="checkbox"/> Revision	Date Revised:

(1.0) Project Data

(1.1) Management Office Address		(1.3) Development No.		(1.4) DOFA Date	
(1.2) Project Name					
(1.5) Year of Last Substantial Mod		(1.9) Occupancy Type(s) (Check all that apply)		(1.10) Structure Type(s) (Check all that apply)	
(1.6) Occupancy Rate (Rentable Units Only)	#DIV/0!	<input type="checkbox"/> Family		<input type="checkbox"/> -F Detached	
(1.7) Latest PASS REAC Score		<input type="checkbox"/> Elderly		<input type="checkbox"/> Semi-Detached	
Total Units	0	<input type="checkbox"/> Family & Disabled		<input type="checkbox"/> Row or Townhome	
(1.8) Total Buildings		<input type="checkbox"/> Elderly & Disabled		<input type="checkbox"/> -F/Walkup	
Occupied Units	0	<input type="checkbox"/> Not Applicable		<input type="checkbox"/> Elevator	
Vacant/Rentable Units	0	<input type="checkbox"/> Official Designation: Elderly		<input type="checkbox"/> Con-Dwelling	
		<input type="checkbox"/> Official Designation: Disabled			
		<input type="checkbox"/> Official Designation: Mixed			

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input type="checkbox"/> PHA Internally	(2.5) Inspector Contact Name:	
	<input type="checkbox"/> 3rd Party Independent	(2.6) Company Name or PHA Title:	
(2.2) First Year Covered by PNA		(2.7) Inspector Contact Phone:	
(2.3) Length of PNA (in years)			
(2.4) Unit Interiors Inspected (#)	0	(2.8) Data Source(s) for PNA	<input type="checkbox"/> Annual Inspections
Units Inspected as % of Total	#DIV/0!		<input type="checkbox"/> Contractor
(2.9) Total Residential Buildings			<input type="checkbox"/> REAC Inspections
(2.10) Number of Building Exteriors Inspected			
(2.11) Total Off-Street Parking Spaces			
(2.12) Site Acreage			
(2.13) Parking Area (in square feet)			
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
(2.16) Development Has Long-Term Physical and Social Viability	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

(2.14) Units Inspected by Bedroom Size						
	Eff	1BR	2BR	3BR	4BR	5BR+

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: _____ (1.3) Development No.: _____ (1.4) DOFA Date: _____
 (1.2) Project Name: _____

(1.5) Year of Last Substantial Mod: _____ (1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit #DIV/0!						

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: _____
 (2.3) Length of PNA (in years): _____
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: _____
 (2.10) Number of Building Exteriors Inspected: _____
 (2.11) Total Off-Street Parking Spaces: _____
 (2.12) Site Acreage: _____ acres
 (2.13) Parking Area (in square feet): _____ SF

(2.5) Inspector Contact Name: _____
 (2.6) Company Name or PHA Title: _____
 (2.7) Inspector Contact Phone: _____

(2.8) Data Source(s) for PNA: Annual Inspections
 Contractor
 REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carpports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	

HA Name 0	HA Number 0	FY of Assessment	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared:	
				Date Revised:	

(1.0) Project Data

(1.1) Management Office Address: []
 (1.2) Project Name: []
 (1.3) Development No.: [] (1.4) DOFA Date: []

(1.5) Year of Last Substantial Mod: []
 (1.6) Occupancy Rate (Rentable Units Only): #DIV/0!
 (1.7) Latest PASS REAC Score Total Units: 0
 (1.8) Total Buildings Occupied Units: 0
 Vacant/Rentable Units: 0

(1.9) Occupancy Type(s) (Check all that apply):
 Family
 Elderly
 Family & Disabled
 Elderly & Disabled
 Not Applicable
 Official Designation: Elderly
 Official Designation: Disabled
 Official Designation: Mixed

(1.10) Structure Type(s) (Check all that apply):
 Single-F Detached
 Semi-Detached
 Row or Townhome
 F/Walkup
 Elevator
 Non-Dwelling

(1.11) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.11a) Occupied						
(1.11b) Vacant						
Total Units	0	0	0	0	0	0
Avg Bedrooms per Unit	#DIV/0!					

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party) PHA Internally 3rd Party Independent
 (2.2) First Year Covered by PNA: []
 (2.3) Length of PNA (in years): []
 (2.4) Unit Interiors Inspected (#): 0
 Units Inspected as % of Total: #DIV/0!
 (2.9) Total Residential Buildings: []
 (2.10) Number of Building Exteriors Inspected: []
 (2.11) Total Off-Street Parking Spaces: []
 (2.12) Site Acreage: [] acres
 (2.13) Parking Area (in square feet): [] SF

(2.5) Inspector Contact Name: []
 (2.6) Company Name or PHA Title: []
 (2.7) Inspector Contact Phone: []

(2.8) Data Source(s) for PNA: Annual Inspections Contractor REAC Inspections

(2.14) Units Inspected by Bedroom Size

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

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Yes No
 (2.16) Development Has Long-Term Physical and Social Viability: Yes No

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exteriors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Interiors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of PNA relating to Lead Paint/Asbestos	\$ -					\$ -
Amount of PNA relating to Section 504 Compliance	\$ -					\$ -
New Construction						\$ -
TOTAL PHYSICAL NEEDS						\$ -

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
(4.9) Site	(in yrs)	(in yrs)						
Asphalt/Concrete			Per Sq. Ft.				\$ -	\$ -
Seal Coat			Per Sq. Ft.				\$ -	\$ -
Striping			Per Sq. Ft.				\$ -	\$ -
Curb & Gutter			Per Sq. Ft.				\$ -	\$ -
Pedestrian paving			Per Sq. Ft.				\$ -	\$ -
Signage			Per Sq. Ft.				\$ -	\$ -
Water Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Sewer Lines/Mains			Per Sq. Ft.				\$ -	\$ -
Lighting			Per Sq. Ft.				\$ -	\$ -
Storm Drainage			Per Sq. Ft.				\$ -	\$ -
Landscape			Per Sq. Ft.				\$ -	\$ -
Fencing			Per Sq. Ft.				\$ -	\$ -
Fence Painting			Per Sq. Ft.				\$ -	\$ -
Dumpsters & Enclosures			Per Sq. Ft.				\$ -	\$ -

Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Playground Areas/Equipment			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Site Subtotals							\$ -	\$ -
(4.10) Common Buildings--Rehab Only								
Administrative Building			Per Sq. Ft.				\$ -	\$ -
Community Building			Per Sq. Ft.				\$ -	\$ -
Shop			Per Sq. Ft.				\$ -	\$ -
Storage Area			Per Sq. Ft.				\$ -	\$ -
Central Boiler			Per Sq. Ft.				\$ -	\$ -
Central Chiller			Per Sq. Ft.				\$ -	\$ -
Family Investment Center			Per Sq. Ft.				\$ -	\$ -
Day Care Center			Per Sq. Ft.				\$ -	\$ -
Laundry Areas			Per Sq. Ft.				\$ -	\$ -
Common Area Washers			Per Sq. Ft.				\$ -	\$ -
Common Area Dryers			Per Sq. Ft.				\$ -	\$ -
Common Area Finishes			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Common Subtotals							\$ -	\$ -
(4.11) Unit Exteriors								
Carports/Surface Garage			Per Sq. Ft.				\$ -	\$ -
Foundation			Per Sq. Ft.				\$ -	\$ -
Building Slab			Per Sq. Ft.				\$ -	\$ -
Roofs			Per Sq. Ft.				\$ -	\$ -
Canopies			Per Sq. Ft.				\$ -	\$ -
Tuck-Pointing			Per Sq. Ft.				\$ -	\$ -
Exterior Paint & Caulking			Per Sq. Ft.				\$ -	\$ -
Soffits			Per Sq. Ft.				\$ -	\$ -
Siding			Per Sq. Ft.				\$ -	\$ -
Exterior Stairwells/Fire Escapes			Per Sq. Ft.				\$ -	\$ -
Landings & Railings			Per Sq. Ft.				\$ -	\$ -
Balconies & Railings			Per Sq. Ft.				\$ -	\$ -
Mail Facilities			Per Sq. Ft.				\$ -	\$ -
Exterior Doors			Per Sq. Ft.				\$ -	\$ -
Windows			Per Sq. Ft.				\$ -	\$ -
Gutters/Downspouts			Per Sq. Ft.				\$ -	\$ -
Columns & Porches			Per Sq. Ft.				\$ -	\$ -
Decks & Patios			Per Sq. Ft.				\$ -	\$ -
Exterior Lighting			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Exterior Subtotals							\$ -	\$ -
(4.12) Unit Interiors								
Interior Painting (non routine)			Per Sq. Ft.				\$ -	\$ -
Interior Doors			Per Sq. Ft.				\$ -	\$ -
Flooring (non routine)			Per Sq. Ft.				\$ -	\$ -
Shower/Tub Surrounds			Per Sq. Ft.				\$ -	\$ -
Commodes			Per Sq. Ft.				\$ -	\$ -
Vanities			Per Sq. Ft.				\$ -	\$ -
Faucets			Per Sq. Ft.				\$ -	\$ -
Bathroom Flooring (non cyclical)			Per Sq. Ft.				\$ -	\$ -
Kitchen Cabinets			Per Sq. Ft.				\$ -	\$ -
Ranges			Per Sq. Ft.				\$ -	\$ -
Range Hoods			Per Sq. Ft.				\$ -	\$ -
Refrigerators			Per Sq. Ft.				\$ -	\$ -
Counters and Sinks			Per Sq. Ft.				\$ -	\$ -
Dishwasher			Per Sq. Ft.				\$ -	\$ -
Microwave			Per Sq. Ft.				\$ -	\$ -
Washing Machines			Per Sq. Ft.				\$ -	\$ -
Dryers			Per Sq. Ft.				\$ -	\$ -
Call-for-Aid Systems							\$ -	\$ -
Stairs and Handrails							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Unit Interior Subtotals							\$ -	\$ -
(4.13) Mechanical								
Water Distribution			Per Sq. Ft.				\$ -	\$ -
Heating Equip/System			Per Sq. Ft.				\$ -	\$ -
Electric Distribution			Per Sq. Ft.				\$ -	\$ -
Hot Water Heaters			Per Sq. Ft.				\$ -	\$ -
Unit Sub-panels			Per Sq. Ft.				\$ -	\$ -
Trash Compactor			Per Sq. Ft.				\$ -	\$ -
Cooling Equip/Systems			Per Sq. Ft.				\$ -	\$ -
Smoke/Fire Detection			Per Sq. Ft.				\$ -	\$ -
Unit Reconfiguration			Per Sq. Ft.				\$ -	\$ -
Security/Fire Alarm			Per Sq. Ft.				\$ -	\$ -
Fire Suppression System			Per Sq. Ft.				\$ -	\$ -
Generator			Per Sq. Ft.				\$ -	\$ -
Elevator			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -

Other (Specify)							\$ -	\$ -
Mechanical Subtotals							\$ -	\$ -
(4.14) Other								
Site Acquisition			Per Sq. Ft.				\$ -	\$ -
Other Fees and Costs			Per Sq. Ft.				\$ -	\$ -
Demolition			Per Sq. Ft.				\$ -	\$ -
Dwelling Unit Conversion			Per Sq. Ft.				\$ -	\$ -
Contingency			Per Sq. Ft.				\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other (Specify)							\$ -	\$ -
Other Subtotals							\$ -	\$ -
GRAND TOTAL							\$ -	\$ -
(4.15) Special Categories								
Amount of PNA Relating to Lead Paint/Asbestos Compliance			Per Sq. Ft.				\$ -	
Amount of PNA Relating to Section 504 Compliance			Per Sq. Ft.				\$ -	