

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHAPlans

5YearPlanforFiscalYears2001 -2005  
AnnualPlanforFiscalYear2003

TheHousingAuthorityoftheCityofAnnapolis

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCEWITH  
INSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** Housing Authority of the City of Annapolis

**PHANumber:** MD001

**PHAFiscalYearBeginning:** 07/2003

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2001 -2005**  
 [24CFRPart903.5]

**A.Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

The Housing Authority of the City of Annapolis is committed to achieving excellence in the housing industry by providing housing opportunities, self-efficient opportunities, and customer satisfaction to enhance the quality of life for very low, low, and moderate-income residents.

**B.Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
 Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)

- PHAGoal:Improvethethequalityofassistedhousing  
Objectives:
  - Improvepublichousingmanagement:(PHASscore)
  - Improvevouchermanagement: (SEMAPscore)
  - Increasecustomersatisfaction:
  - Concentrateoneffortstoimprovespecificmanagementfunctions:(list;e.g., publichousingfinance;voucherunitinspections)
  - Renovateormodernizepublichousingunits:
  - Demolishordisposeofobsoletepublichousing:
  - Providereplacementpublichousing:
  - Providereplacementvouchers:
  - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices  
Objectives:
  - Providevoucher mobilitycounseling:
  - Conductoutreacheffortstopotentialvoucherlandlords
  - Increasevoucherpaymentstandards
  - Implementvoucherhomeownershipprogram:
  - Implementpublichousingorotherhomeownershipprograms:
  - Implementpublichousing site -basedwaitinglists:
  - Convertpublichousingtovouchers:
  - Other:(listbelow)

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

- PHAGoal:Provideanimprovedlivingenvironment  
Objectives:
  - Implementmeasurestodeconcentratepovertybybringinghigherincomepublic housinghouseholdsin tolowerincomedevelopments:
  - Implementmeasurestopromoteincomemixinginpublichousingby assuring accessforlowerincomefamiliesinto higherincomedevelopments:
  - Implementpublichousingsecurityimprovements:
  - Designateddevelopmentsorbuildingsforparticularresidentgroups(elderly, personswithdisabilities)
  - Other:(listbelow)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract support services to improve assistancerecipients' employability:
  - Provide or attract support services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

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

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

**Other PHA Goals and Objectives: (list below)**

**Goal Number One**

**Investigate redevelopment alternatives, identify professional support, and potential funding sources.**

By 2001, the Board of Commissioners will establish a Board Redevelopment Committee to investigate financial opportunities, redevelopment and expansion interest of HACA.

By 2002, the Executive Director will enhance relationships with city, county and state organizations with the same or similar redevelopment goals, focusing on improving the public perception of the HACA's role in the community.

The Maintenance Director will continue to develop facilities management and maintenance patterns which ensure quality curb appeal and amenities with existing properties to establish respect from the City Government, civic, and community organizations.

By 2004, the Executive Director will investigate redevelopment initiative partnership possibilities with other agencies.

### **Goal Number Two**

#### **Improve the public and community image of the HACA by developing and implementing a comprehensive Public Relations Plan.**

By 2000, the Board of Commissioners and Executive Director will establish parameters for a superior Public Relations Program for the HACA.

By 2000, the Executive Director will designate a Public Affairs Officer who will promote the HACA on a community-wide basis.

Routinely, the Public Affairs Officer will participate in collaborative efforts for community growth and document progress in monthly reports to the Executive Director.

By 2000, the Public Relations Officer will develop a mailing list for marketing and outreach materials and assess and make recommendations to the Executive Director for efficient telecommunication to minimize complaints.

By 2001, the Maintenance Department will provide a workforce with a professional image by contracting maintenance services as necessary, to promote the benefits and beautification of the City.

### **Goal Number Three**

#### **The HACA will increase the percentage of units meeting Uniform Physical Inspecting Standards.**

By 2001, the HACA will review the effectiveness of the Preventive Maintenance Procedures and recommend changes to improve the Preventive Maintenance Plan.

By 2002, changes to the Preventive Maintenance Procedures will be implemented.

By 2004, an assessment of the uniform physical inspections will be evaluated and Uniform Physical Inspectors will be scheduled for Uniform Physical Inspection training, as needed.

#### **GoalNumberFour**

**TheHACAwillincreasethelevelofresidentsatisfactionrelativetomaintenance.**

By2000,theHACAwillestablishabaselineofresidentsatisfactionwithmaintenance servicesbytheimplementation ofaresidentsatisfactionssurvey.

By2001,theHACAwilldevelopandbeginimplementingaplantoenhance residentsatisfactionbasedontheinitialresultsofthesurvey.

By2002, follow -upresidentsatisfactionssurveyswillbeissuedtotheresidents todetermine theincreasedlevelofresidentsatisfactionrelativetomaintenanceservices.

By2004,theMaintenancePlanwillbemodifiedtoenhancethequalityofservices,ifwarranted.

#### **GoalNumberFive**

**TheHACAshallstrivetoachieveitspotenti alasanorganization.**

By2001,theBoardofCommissioners(Board)andExecutiveDirectorwillselectaconsultingfirmto conductstrategicplanningworksessionswiththeBoardandtheExecutiveDirector.

By2002,theBoardandtheExecutiveDirectorw illdevelopacommunication processforthetimelysharingofinformation,plans,andfutureprograms.

By2002,theBoardwillreviewthebylawsoftheAuthority todetermineiftheyshouldberevised.

By2003,theExecutiveDirectorwilldevelopprogr ambudgets andaconsolidatedbudgetfortheAuthority.

By2004,andmonthlythereafter,theExecutiveDirectorwillpresenttheBoardwiththe projectedbudgetandactualexpendituresforeachprogram andfortheAuthorityasawhole.

**AnnualPHAPlan**  
**PHAFiscalYear2003**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**  
 **SmallAgency(<250PublicHousingUnits)**  
 **AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsof majorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

ThisdocumentrepresentstheHousingAuthorityoftheCityofAnnapolis'FY2003AgencyPlan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

As in last year's Plan, the Authority has provided updated information on the progress toward achievingtheFiveYearPlan'sMissionandGoals,currentwaitinglistdemographicsandplanned Capital Fund Program expenditures. A complete listing of the information provided in the AgencyPlanAnnualUpdateisprovidedonthefollowingpageintheTableofContents.

### **iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r)]

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

#### **Table of Contents**

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## Attachments

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

### Required Attachments:

- Attachment A.** Deconcentration Analysis
- FY2003 Capital Fund Program Annual Statement **(md001a01)**
- Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)
- Attachment B.** Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals
- Attachment C.** Resident Membership of the PHA Governing Board
- Attachment D.** Membership of the Resident Advisory Board
- Attachment E.** Criteria for Substantial Deviation and Significant Amendments
- Attachment F.** Resident Satisfaction Survey Follow -Up Plan
- FY2002 Performance and Evaluation Report **(md001b01)**
- FY2001 Performance and Evaluation Report **(md001c01)**
- FY2000 Performance and Evaluation Report **(md001d01)**
- FY1999 Performance and Evaluation Report **(md001e01)**

### Optional Attachments:

- PHA Management Organizational Chart
- FY2003-2007 Capital Fund Program 5 Year Action Plan **(md001a01)**
- FY2003-2007 State Capital Securitization Revenue Bond **(md001f01)**
  
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Attachment G.** Update of Bloomsbury Square Relocation

**Attachment H.** Resident Advisory Board Comments on the Agency Plan

## Supporting Documents Available for Review

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	On file at Main Office

# 1.StatementofHousingNeeds

[24CFRPart903.79(a)]

## **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orotherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthefollowingtable. Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthathavehousingneeds.Forthe remainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsforeachfamilytype,from1to5,with 1being“noimpact”and5being“severeimpact.”UseN/Atoindicatethatnoinformationisavailableuponwhich thePHAcannmakethisassessment.

<b>HousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	3,311	5	5	2	2	3	2
Income>30%but <=50%ofAMI	3,444	4	3	3	3	4	3
Income>50%but <80%ofAMI	5,001	2	3	3	2	2	3
Elderly	2,501	3	3	3	4	3	4
Familieswith Disabilities	286	3	3	3	5	3	4
Black	3,197	3	3	3	3	3	3
White	9,562	3	3	3	3	3	3
Hispanic	348	3	3	3	3	3	3

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply;all materialsmustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s  
Indicateyear:
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)dataset
- AmericanHousingSurveydata  
Indicateyear:
- Otherhousingmarketstudy  
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	620		125
Extremely low income (<=30% AMI)	557	89.8%	
Very low income (>30% but <=50% AMI)	60	9.7%	
Low income (>50% but <80% AMI)	3	0.5%	
Families with children	118	19.0%	
Elderly families	48	7.7%	
Families with Disabilities	39	6.3%	
Black	541	87.3%	
White	65	10.5%	
Asian & Pacific	10	1.6%	
Indian	4	0.6%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	387	62.3%	78
1BR	115	18.6%	24
2BR	83	13.4%	16
3BR	32	5.2%	5
4BR	3	0.5%	2
5BR	0	0.0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

Section 8 tenant -based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	923		n/a
Extremely low income (<=30% AMI)	800	86.7%	
Very low income (>30% but <=50% AMI)	123	13.3%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	305	33.1%	
Elderly families	85	9.2%	
Families with Disabilities	52	5.6%	
Black	797	86.4%	
White	108	11.7%	
Asian & Pacific	12	1.3%	
Indian	6	0.6%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2BR	n/a	n/a	n/a
3BR	n/a	n/a	n/a
4BR	n/a	n/a	n/a
5BR	n/a	n/a	n/a

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionandonthewaitinglist INTHEU PCOMINGYEAR ,andtheAgency'sreasonsforchoosingthisstrategy.

#### (1)Strategies

#### Need:Shortageofaffordablehousingforalleligiblepopulations

#### Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithits currentresources by:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof publichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetim etorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill enablefamieliestorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehous ingamongfamiliesassistedby thePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8applicants toincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandvelopmentprocesstoensurecoordinationwith broadercomm unitystrategies
- Other(listbelow)

#### Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationofmixed - financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

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

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

Select all that apply

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

Strive to meet targeting goals established by HUD.

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

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

Select all that apply

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

Strive to meet targeting goals established by HUD.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Monitor the demand for elderly housing. (waiting list)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

Monitor the demand for handicapped/disabled families. (waiting list)

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$2,774,203	
b) Public Housing Capital Fund	\$2,098,606	
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,726,072	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$100,000	Money remaining from 2001 PHDEP
g) Resident Opportunity and Self-Sufficiency Grants	\$276,500	Money remaining from '99, '00 and '01 Grants
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 Project-Based	\$438,210	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FY 2002 CFP (As of 12/31/02)	\$1,332,545	Capital Improvements
FY 2001 CFP (As of 12/31/02)	\$422,209	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$2,592,766	PH Oper and Maint
<b>4. Other income (list below)</b>	\$57,000	PH Oper and Maint
Maintenance	\$24,000	PH Oper and Maint
Investment	\$72,000	PH Oper and Maint
<b>5. Non-federal sources (list below)</b>		
<b>Total Resources</b>	<b>\$11,914,111</b>	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenorequiredto completesubcomponent3A.

##### **(1)Eligibility**

a. WhendoesthePHAverifyeligibilityforadmission topublichousing?(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(3months)
- Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmission topublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcementagencies forscreeningpurposes?

d. Yes No:Does thePHArequestcriminalrecordsfromStatelawenforcementagencies forscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNC IC-authorizedsource)

**(2)WaitingListOrganization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
  
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and development targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income -mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

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

### (1) Eligibility

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

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project -based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Due to the tight housing market in the area, the Authority will allow up to an 180 day extension if the family complies with search requirements.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicants cannot ensure that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

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

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

b. How does the PHA announce the availability of any special-purpose section 8 program to the public?

- Through published notices
- Other (list below)

## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

#### **(1)IncomeBasedRentPolicies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rentre -determinations:

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

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

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

## **(2) Flat Rents**

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

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

## B. Section 8 Tenant -Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24CFR Part 903.79(e)]

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

Because the Housing Authority of the City of Annapolis scored 28 out of 30 on the MASS section of the Public Housing Assessment System, this section of the Agency Plan is not required.

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Project-Based Section 8		

**C. Management and Maintenance Policies**

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## 6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section8 PHAsareexemptfromsub -component6A. -Only

Because the Housing Authority of the City of Annapolis scored 28 out of 30 on the MASS section of the Public Housing Assessment System, this section of the Agency Plan is not required.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

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

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

### B. Section 8 Tenant -Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

If yes, list addition to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

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

dmayskipto

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment md001a01.

-or-

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

#### **(2) Optional 5 -Year Action Plan**

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

a.  Yes  No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment md001a01.

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

## B.HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

Yes  No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

If yes, list developments or activities below:

See Attachment G – Bloomsbury Square Relocation

## 8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Bloomsbury Square
1b. Development (project) number:	MD001 -3
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(mm/dd/yy)
5. Number of units affected:	51
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/30/02 b. Projected end date of activity: 9/30/04

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI revitalization plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

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

# 11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

## **A.PublicHousing**

ExemptionsfromComponent11A:Section8onlyPHAsarenorequiredtocomplete11A.

1.  Yes  No: DoesthePHAadministeranyhomeownershipprogramsadministeredby thePHAunderanapprovedsection5(h)homeownershipprogram(42 U.S.C.1437c(h)),oranapprovedHOPE Iprogram(42U.S.C.1437aaa)or hasthePHAappliedorplantoapplytoadmin isteranyhomeownership programsundersection5(h),theHOPEIprogram,orsection32ofthe U.S.HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionforeach applicableprogram/plan,un lesseligible to complete streamlined submissiondueto **smallPHA** or **highperformingPHA** status.PHAs completingstreamlinedsubmissionsmayskiptocomponent11B.)

### 2.ActivityDescription

Yes  No: HasthePHApro videdallrequiredactivitydescriptioninformationforthis componentinthe **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent12.If“No”,completetheActivityDescription tablebelow.)

<b>PublicHousingHomeownershipActivity Description (Completeoneforeachdevelopmentaffected)</b>
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section 32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.Dat eHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopme nt

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA established eligibility criteria

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

## **12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(1)]

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

Because the Housing Authority of the City of Annapolis scored 28 out of 30 on the MASS section of the Public Housing Assessment System, this section of the Agency Plan is not required.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self -Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency Program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	n/a	n/a
Section 8	n/a	n/a

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

### C. Welfare Benefit Reductions

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

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

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

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

Because the Housing Authority of the City of Annapolis scored 27 out of 30 on the MASS section of the Public Housing Assessment System and the PHDEP has been eliminated for the upcoming fiscal year, this section of the Agency Plan is not required.

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

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

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

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

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

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

### C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsforcarrying outcrimepreventionmeasuresandactivities:(selectall thatapply)

- Policeinvolvementindevelopment,implementation,and/orongoingevaluationofdrug eliminationplan
- Policeprovidetothehousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAmanagementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionofabove baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

### D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2002PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirementspriorto receiptofPHDEPfund.

- Yes  No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?
- Yes  No: HasthePHAincludedthePHDEPPlanforFY2003inthisPHAPlan?
- Yes  No: ThisPHDEPPlanisnotattached.

## 14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

## 15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewiththe PHAPlansandRelatedRegulations.

## **16.Fiscal Audit**

[24CFRPart903.79(p)]

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

## **17.PHA Asset Management**

[24CFRPart903.79(q)]

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

Because the Housing Authority of the City of Annapolis scored 27 out of 30 on the MASS section of the Public Housing Assessment System, this section of the Agency Plan is not required.

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

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

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

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

- Attached at :  
 Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Annapolis)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

The City of Annapolis Consolidated Plan states that the most frequently experienced housing problem is the lack of affordability with more than 3,546 households being cost burdened or paying more than 30% of their income for housing costs.

The following three goals serve as the overall framework for housing and community development resources and will guide the City's strategic plan:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

These goals fall in line with what the Housing Authority is trying to achieve as an organization.

#### **D. Other Information Required by HUD**

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

## Attachment A

### Deconcentration Analysis

It is The Housing Authority of the City of Annapolis's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Housing Authority of the City of Annapolis will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

The Housing Authority of the City of Annapolis performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

<b>Development</b>	<b>Average Income</b>	<b>Authority Average Income</b>	<b>Percentage</b>
MD001-1	\$ 8,512	\$9,354	89.3%
MD001-2	\$8,600	\$9,354	90.2%
MD001-3	\$11,409	\$9,354	119.7%
MD001-4	\$7,756	\$9,354	81.4%
MD001-5	\$10,482	\$9,354	110.0%
MD001-6	\$8,892	\$9,354	93.3%
MD001-7	\$10,578	\$9,354	111.0%
MD001-8	\$9,612	\$9,354	100.8%
MD001-9	\$10,509	\$9,354	110.0%
MD001-10	\$8,985	\$9,354	94.3%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority of the City of Annapolis has two developments that fall outside this range.

**Component 3.(6) Deconcentration and Income Mixing**

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

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name :</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
MD1-3	51	Small number of units compared to other developments	
MD1-4	56	Small number of units compared to other developments	

## Attachment B

### **Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals**

#### **Goal #1**

The Board of Commissioners is in the process of planning a retreat to discuss the creation of a Board Redevelopment Committee. Currently, the only redevelopment project is Bloomsbury Square, which is outlined in the Annual Plan.

The Executive Director has enhanced relationships with city and state organizations with the development of Bloomsbury Square. Both the City and State have ongoing input in the project.

The Maintenance Department continues to develop facilities management and maintenance patterns, which ensure quality curb appeal and amenities with existing property. The Authority is currently preparing management improvements that will enhance curb appeal. Work items include sidewalk and landscaping site improvement, exterior siding treatment and roof replacement.

#### **Goal #2**

The Executive Director continues to enhance relationships with city and state organizations by providing regular newsletters, monthly board reports and expanding the mailing lists for each. The Executive Director sent over 100 letters to local churches and community organizations offering meeting slots to inform the public of the Authority's agenda and programs offered.

The Executive Director continues to make public presentations to various city organizations as requested.

The Authority hired a Public Relations person and continues to budget for this position. The Resident Liaison, Security Programs Coordinator and Compliance Officer have held meetings to discuss issues pertaining to the lease, security issues, crime, programs offered by the Authority and rules and regulations with residents and local organizations. Additionally, the Modernization Planning Committee meets regularly.

The Maintenance Department continues to contract maintenance services such as licensed electrical repair work, television inspection and plumbing work.

Professional extermination services are contracted to perform regular, monthly pesticide treatments throughout HACA communities.

### **Goal#3**

The Authority continues to implement the Preventive Maintenance Procedures. Staff continues to receive training and updates on the uniform physical inspection procedures.

### **Goal#4**

The Authority continues to utilize survey cards to monitor residents satisfaction.

The recent survey conducted by HUD shows that the HACA received a score of 88.6% for Maintenance and Repair.

### **Goal#5**

The Board of Commissioners is currently reviewing the bylaws.

HACA is in the process of developing program budgets and a consolidated budget for the Authority. Two new reports have been created. The first is an overall authority budget consisting of a spreadsheet and graph demonstrating where all funding comes from. Additionally, there is a spreadsheet and graph that shows how all funds are budgeted and to be spent. The Board report also includes a grant financial status summary that details all of the grants.

HACA utilizes HTVN training which is offered to all employees.

## Attachment C

### Resident Membership of the PHA Governing Board

**Name:** Patricia Holliday  
**Term and Expiration:** Five Years ending 7/31/2007  
**Method of Selection:** Appointed by the Mayor of Annapolis

**Name:** Franklin Yates  
**Term and Expiration:** Five Years ending 7/31/2007  
**Method of Selection:** Appointed by the Mayor of Annapolis

## AttachmentD

### MembershipoftheResidentAdvisoryBoard

<u>Name</u>	<u>Development</u>
DavidHarris	Robinwood
MarkBeavers	O'BeryCourt/CollegeCreekTerrace
JackieJohnson	AnnapolisGardens/BowmanCourt
KarenneBlunt	HarbourHouse/EastportTerrace
DeloresWalker	GlenwoodHighrise
AliceJohnson	BloomsburySquare

## Attachment E

### Criteria for Substantial Deviation and Significant Amendments

#### Substantial Deviation from the 5 -Year Plan:

A “Substantial Deviation” from the 5 -Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

#### Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Change to rent or admissions policies or organization of the waiting list.
- Additions of non -emergency work items over \$100,000 (items not included in the current Annual Statement or 5 -Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

## Attachment F

### **Resident Assessment and Satisfaction Survey Follow -Up Plan**

#### Overview

The Housing Authority of the City of Annapolis received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	88.6%
Communication	65.7%
Safety	67.7%
Services	88.9%
Neighborhood Appearance	52.3%

As a result of this survey, the Housing Authority is required to develop a Follow -Up Plan to address each section score that fell below 75%.

#### Communication

Although the Authority already sends out a monthly newsletter to all residents, management will strive to improve the amount of information that residents receive concerning maintenance and repair.

Management will strive to become more responsive to resident questions and concerns.

Management will strive to become more professional and courteous in dealing with all resident issues.

Management will become more supportive of the Resident Advisory Board and Resident Councils.

#### Safety

The Authority will assess the amount of security lighting at all developments to determine if there is a need for additional lighting.

The Authority will assess tenant interest in developing a Crime Prevention Program for residents.

#### Neighborhood Appearance

The Authority will strive to improve the upkeep of all parking areas and playgrounds.

## **Attachment G**

### **Update of the Bloomsbury Square Relocation**

Demolition of the 51 existing Bloomsbury Square housing units will not commence until the Developer has finished all construction on Phase 1 and 2 of the new Bloomsbury Square Housing Development which includes a new community building. In addition, Bloomsbury resident relocation into new housing units will not take place until the existing Bloomsbury properties are deeded from the Annapolis Housing Authority to the State of Maryland for demolition.

The construction of the New Bloomsbury Square is proceeding in accordance with the latest approved development schedule, which calls for the completion of 31 housing units in Phase 1 by March 17, 2003. The remaining 19 housing units are scheduled for completion by July 21, 2003. The new Community Building is scheduled for completion around September 2003. Based on the January 8, 2003 Construction Progress Meeting, new construction is 58% complete.

## AttachmentH

### **Resident Advisory Board Comments on the Agency Plan**

All Resident Advisory Board (RAB) members were mailed copies of the Agency Plan on February 13, 2003 and invited to a meeting scheduled for February 19, 2003 at HACA's Administration building, 1217 Madison Street. They were informed that at the meeting's specific purpose was to allow the RAB to review and make recommendations on the Plan. Unfortunately, a severe snow storm occurred on the day of the meeting and no Board member attended the called meeting.

The RAB members were then individually written and requested to submit any written Annual Plan comments that they had to HACA on or before the March 12, 2003 Public Hearing. In addition, RAB members were individually telephoned and asked if they had any review comments to make. No review comments have been received on the Agency Plan.

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the City of Annapolis	Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	---	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	\$300,000.00			
3	1408 Management Improvements	\$275,000.00			
4	1410 Administration	\$300,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$807,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$466,000.00			
10	1460 Dwelling Structures	\$2,013,250.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$30,000.00			
12	1470 Nondwelling Structures	\$21,500.00			
13	1475 Nondwelling Equipment	\$10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$21,000.00			
18	1499 Development Activities				
19	1502 Contingency	\$200,000.00			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$4,443,750.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs	\$130,000.00			
24	Amount of Line 20 related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				





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

PHAName : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	<b><u>Dwelling Structures</u></b>							
MD1-1 College Creek Terrace	504 Compliance	1460	6 DU	\$130,000.00				
College Creek Terrace	Exterior -Re -pointing and Caulking	1460	14 Bldgs.	\$84,000.00				
College Creek Terrace	Window Replacements	1460	108 DU	\$210,000.00				
College Creek Terrace	Furnace/AC Replacements	1465.1	108 DU	\$345,600.00				
College Creek Terrace	Painting	1460	108 DU	\$1,000.00				
MD1-2 Eastport Terrace	Door Replacements -Entry and Exit	1460	84 DU	\$55,650.00				
Eastport Terrace	Painting	1460	84 DU	\$1,000.00				
MD1-3 Bloomsbury Sq.	Painting	1460	LS	\$1,000.00				
MD1-4 Obery Court	Painting	1460	56 DU	\$1,000.00				
MD1-5 Annapolis Gardens	Painting	1460	LS	\$1,000.00				
MD1-6 Harbour House	Painting	1460	273 DU	\$1,000.00				
MD1-7 Robinwood	Kitchen Renovations	1460	150 DU	\$495,000.00				
Robinwood	Door Replacements -Entry and Exit	1460	150 DU	\$105,000.00				
Robinwood	Door Replacements -Interior	1460	150 DU	\$125,400.00				
Robinwood	Front Porches -Refinish and Repaint	1460	150 DU	\$20,000.00				

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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	<b><u>Dwelling Structures (Cont.)</u></b>							
Robinwood	Painting	1460	150DU	\$1,000.00				
MD1-8 Newtowne Twenty	Front Door Replacements	1460	78DU	\$15,600.00				
Newtowne Twenty	New Flooring and Sub -flooring	1460	78DU	\$200,000.00				
Newtowne Twenty	Painting	1460	78DU	\$1,000.00				
MD1-9 Glenwood	504 Compliance	1460	5DU	\$110,000.0				
Glenwood	Carpet Replacement -Common Areas	1460	154DU	\$30,000.00				
Glenwood	Replace Entry Lobby Door System	1460	1 Bldg.	\$8,000.00				
MD1-10 Bowman Court	Window Replacements	1460	50DU	\$70,000.00				
Bowman Court	Painting	1460	50DU	\$1,000.00				
	<b>Sub-Total 1460</b>			<b>\$2,013,250.00</b>				
	<b><u>Dwelling Equipment</u></b>							
MD1-10 Bowman Court	Kitchen Appliances	1465.1	LS	\$30,000.00				
	<b>Subtotal 1465.1</b>			<b>\$30,000.00</b>				
	<b><u>Non-Dwelling Structures</u></b>							
MD1-1 College Creek Terrace	Administration Offices -New Entry Doors	1470	LS	\$1,000.00				
MD1-2 Eastport Terrace	Community Center Renovation - Interior/Exterior	1470	1 Bldg.	\$10,000.00				
Eastport Terrace	Laundry Facility Renovation -Interior	1470	1 Bldg.	\$2,500.00				

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

PHAN Name : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MD1-3 Bloomsbury Sq.	Community Center -Painting	1470	LS	\$1,000.00				
MD1-4 Obery Court	Community Center –Interior Renovations	1470	LS	\$1,000.00				
MD1-5 Annapolis Gardens	Community Center –Interior Renovations	1470	LS	\$1,000.00				
MD1-6 Harbour House	Laundry Facility Renovation	1470	1 Bldg.	\$1,000.00				
MD1-7 Robinwood	Community Center –Interior Renovations	1470	LS	\$1,000.00				
MD1-8 Newtowne Twenty	Community Center –Interior Renovations	1470	LS	\$1,000.00				
MD1-9 Glenwood		1470	LS	\$1,000.00				
MD1-10 Bowman Court	Laundry Facility –Interior/Exterior Renovations	1470	LS	\$1,000.00				
	<b>Subtotal 1470</b>			<b>\$21,500.00</b>				
	<b><u>Non-Dwelling Equipment</u></b>							
MD1-1 College Creek Terrace	Administration Bldg –Replace Heater	1475	LS	\$1,000.00				
MD1-2 Eastport Terrace	Laundry Facility –Washers/Dryers	1475	LS	\$1,000.00				
MD1-3 Bloomsbury Sq.	Community Center –Audio -Visual Equipment	1475	LS	\$1,000.00				
MD1-4 Obery Court	Community Center –Replace Hot Water Tank	1475	LS	\$1,000.00				



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

<b>PHAName:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program No: MD06P00150103 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/05			6/30/07			
MD1-1 Colege Creek Terrace	6/30/05			6/30/07			
MD1-2 Eastport Terrace	6/30/05			6/30/07			
MD1-5 Annapolis Gardens	6/30/05			6/30/07			
MD1-6 Harbour House	6/30/05			6/30/07			
MD1-7 Robinwood	6/30/05			6/30/07			
MD1-8 Newtowne 20	6/30/05			6/30/07			
MD1-9 Glenwood Highrise	6/30/05			6/30/07			
MD1-10 Bowman Court	6/30/05			6/30/07			

## Capital Fund Program Five -Year Action Plan

### Part I: Summary

PHA Name: Housing Authority of the City of Annapolis		<input type="checkbox"/> Original 5 -Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2008
PHA-Wide	Annual Statement	\$930,066.00	\$930,066.00	\$930,066.00	\$930,066.00
College Creek MD1-1		\$72,438.00	\$72,438.00	\$72,438.00	\$72,438.00
Eastport Terrace MD1-2		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Obery Court MD1-4		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Annapolis Gardens MD1-5		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Harbour House MD1-6		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Robinwood MD1-7		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Newtowne Twenty MD1-8		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Glenwood Highrise MD1-9		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
Bowman Court MD1-10		\$72,437.00	\$72,437.00	\$72,437.00	\$72,437.00
CFP Funds Listed for 5 -year planning		\$1,582,000.00	\$1,582,000.00	\$1,582,000.00	\$1,582,000.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHAFY: 2005			Activities for Year: 3 FFY Grant: 2005 PHAFY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide	Operations	\$103,904.00	PHA-Wide	Operations	\$103,904.00
	PHA-Wide	Management Improvements	\$101,080.00	PHA-Wide	Management Improvements	\$101,080.00
	PHA-Wide	Mod. Administration	\$83,082.00	PHA-Wide	Mod. Administration	\$83,082.00
	PHA-Wide	A&E Fees and Costs	\$120,000.00	PHA-Wide	A&E Fees and Costs	\$120,000.00
	PHA-Wide	CFP/State Revenue Bond Fees and Costs	\$522,000.00	PHA-Wide	CFP/State Revenue Bond Fees and Costs	\$522,000.00
		<b>Subtotal PHA-Wide</b>	<b>\$930,066.00</b>		<b>Subtotal PHA-Wide</b>	<b>\$930,066.00</b>
		<b>1450 – Site Improvements</b>			<b>1450 – Site Improvements</b>	
	College Creek MD1-1	Sidewalks and Landscaping	\$15,238.00	College Creek MD1-1	Landscaping, recreational facilities	\$15,238.00
	Eastport Terrace MD1-2	Landscaping, recreational facilities	\$25,000.00	Eastport Terrace MD1-2	Landscaping, recreational facilities	\$25,000.00
	Obery Court MD1-4	Landscaping, recreational facilities	\$25,000.00	Obery Court MD1-4	Landscaping and sidewalks	\$25,000.00
	Annapolis Gardens MD1-5	Sidewalks and Landscaping	\$25,000.00	Annapolis Gardens MD1-5	Landscaping, recreational facilities	\$25,000.00
	Harbour House MD1-6	Landscaping and Recreational Equipment	\$25,000.00	Harbour House MD1-6	Landscaping, recreational facilities	\$25,000.00
	Robinwood MD1-7	Landscaping, recreational facilities	\$25,000.00	Robinwood MD1-7	Erosion repair, landscaping	\$25,000.00
	Newtowne Twenty MD1-8	Landscaping, recreational facilities	\$25,000.00	Newtowne Twenty MD1-8	Erosion repair, recreational facilities	\$25,000.00
	Glenwood Highrise MD1-9	Landscaping	\$25,000.00	Glenwood Highrise MD1-9	Parking lot repair	\$25,000.00
	Bowman Court MD1-10	Stormwater management and sidewalks	\$25,000.00	Bowman Court MD1-10	Sidewalks, recreational facilities	\$25,000.00
		<b>Subtotal 1450</b>	<b>\$215,238.00</b>		<b>Subtotal 1450</b>	<b>\$215,238.00</b>
		<b>Total CFP Estimated Cost</b>	<b>See Next Page</b>			<b>See Next Page</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: 2 FFYGrant: 2004 PHAFY: 2005			ActivitiesforYear: 3 FFYGrant: 2005 PHAFY: 2006		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
See Annual Statement		<b><u>1460 –Dw ellingStructures</u></b>			<b><u>1460 –DwellingStructures</u></b>	
	CollegeCreek MD1-1	Bathroomrenovations	\$25,000.00	CollegeCreek MD1-1	Exteriorrenovations	\$25,000.00
	EastportTerrace MD1-2	Roofreplacement	\$25,000.00	EastportTerrace MD1-2	Interiorelectric alrewiring	\$25,000.00
	OberyCourt MD1-4	Exteriorrenovations	\$25,000.00	OberyCourt MD1-4	Cyclepainting	\$25,000.00
	Annapolis GardensMD1 -5	GuttersandDownspouts	\$25,000.00	AnnapolisGardens MD1-5	Cyclepainting	\$25,000.00
	HarbourHouse MD1-6	KitchenRenovations	\$25,000.00	HarbourHouse MD1-6	BathroomRenovations	\$25,000.00
	Robinwood MD1-7	Roofreplacement	\$25,000.00	Robinwood MD1-7	KitchenRenovations	\$25,000.00
	Newtowne TwentyMD1 -8	KitchenRenovations	\$25,000.00	NewtowneTwenty MD1-8	Bathroomrenovations	\$25,000.00
	Glenwood HighriseMD1 -9	KitchenRenovations	\$42,437.00	GlenwoodHighrise MD1-9	Bathroomrenovations	\$25,000.00
	BowmanCourt MD1-10	Bathroomrenovations	\$25,000.00	BowmanCourt MD1-10	Newflooring	\$25,000.00
		<b>Subtotal1460</b>	<b>\$242,437.00</b>		<b>Subtotal1460</b>	<b>\$225,000.00</b>
		<b><u>1465.1 -DwellingEquipment</u></b>			<b><u>1465.1 -DwellingEquipment</u></b>	
	CollegeCreek MD1-1	Newfurnaceswithcentralair	\$32,200.00	CollegeCreek MD1-1	Newfurnaceswithcentralair	\$32,200.00
	EastportTerrace MD1-2	A/Csystemconversion	\$22,437.00	EastportTerrace MD1-2	A/Csystemconversion	\$22,437.00
		<b>TotalCFPEstimatedCost</b>	<b>SeeNextPage</b>			<b>SeeNextPage</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2005			ActivitiesforYear: 3 FFYGrant: 2005 PHAFY: 2006		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
See Annual Statement		<b><u>1465.1 –Dwelling Equipment</u></b>			<b><u>1465.1 –Dwelling Equipment</u></b>	
	OberyCourt MD1-4	A/Csystemconversion	\$22,437.00	OberyCourt MD1-4	A/Csystemconversion	\$22,437.00
	HarbourHouse MD1-6	A/Csystemconversion	\$22,437.00	HarbourHouse MD1-6	A/Csystemconversion	\$22,437.00
	Robinwood MD1-7	A/Csystemconversion	\$22,437.00	Robinwood MD1-7	A/Csystemconversion	\$22,437.00
	Newtowne TwentyMD1 -8	A/Csystemconversion	\$22,437.00	Newtowne TwentyMD1 -8	A/Csystemconversion	\$22,437.00
	Glenwood HighriseMD1 -9	RangeHoods	\$5,000.00	Glenwood HighriseMD1 -9	Newairexhaustsystem	\$22,437.00
	BowmanCourt MD1-10	A/Csystemconversion	\$22,437.00	BowmanCourt MD1-10	A/Csystemconversion	\$22,437.00
		<b>Subtotal146 5.1</b>	<b>\$171,822.00</b>		<b>Subtotal146 5.1</b>	<b>\$189,259.00</b>
		<b><u>1475 -Non -Dwelling Structures</u></b>			<b><u>1475 -Non -DwellingStructures</u></b>	
	Annapolis GardensMD1 -5	CommunityCenterA/Crepair	\$22,437.00	Annapolis GardensMD1 -5	CommunityCenterA/Crepair	\$22,437.00
		<b>Subtotal14 75</b>	<b>\$22,437.00</b>		<b>Subtotal14 75</b>	<b>\$22,437.00</b>
		<b>TotalCFPEstimatedCost</b>	<b>\$1,582,000.00</b>			<b>\$1,582,000.00</b>

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHAFY: 2007			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide	Operations	\$103,904.00	PHA-Wide	Operations	\$103,904.00
	PHA-Wide	Management Improvements	\$101,080.00	PHA-Wide	Management Improvements	\$101,080.00
	PHA-Wide	Mod. Administration	\$83,082.00	PHA-Wide	Mod. Administration	\$83,082.00
	PHA-Wide	A & E Fees and Costs	\$120,000.00	PHA-Wide	A & E Fees and Costs	\$120,000.00
	PHA-Wide	CFP/State Revenue Bond Fees and Costs	\$522,000.00	PHA-Wide	CFP/State Revenue Bond Fees and Costs	\$522,000.00
		<b>Subtotal PHA-Wide</b>	<b>\$930,066.00</b>		<b>Subtotal PHA-Wide</b>	<b>\$930,066.00</b>
		<b>1450 – Site Improvements</b>			<b>1450 – Site Improvements</b>	
	College Creek MD1-1	Landscaping, recreational facilities	\$15,238.00	College Creek MD1-1	Landscaping	\$15,238.00
	Eastport Terrace MD1-2	Landscaping, recreational facilities	\$25,000.00	Eastport Terrace MD1-2	Site lighting	\$25,000.00
	Obery Court MD1-4	Landscaping, sidewalks	\$25,000.00	Obery Court MD1-4	Treeremoval	\$25,000.00
	Annapolis Gardens MD1-5	Landscaping, recreational facilities	\$25,000.00	Annapolis Gardens MD1-5	Landscaping	\$25,000.00
	Harbour House MD1-6	Landscaping, recreational facilities	\$25,000.00	Harbour House MD1-6	Landscaping	\$25,000.00
	Robinwood MD1-7	Erosion repair, landscaping	\$25,000.00	Robinwood MD1-7	Sidewalks	\$25,000.00
	Newtowne Twenty MD1-8	Erosion repair, recreational facilities	\$25,000.00	Newtowne Twenty MD1-8	Landscaping	\$25,000.00
	Glenwood Highrise MD1-9	Erosion repair	\$25,000.00	Glenwood Highrise MD1-9	Erosion repair	\$25,000.00
	Bowman Court MD1-10	Sidewalks, recreational facilities	\$25,000.00	Bowman Court MD1-10	Landscaping, recreational facilities	\$25,000.00
		<b>Subtotal 1450</b>	<b>\$215,238.00</b>		<b>Subtotal 1450</b>	<b>\$215,238.00</b>
		<b>Total CFP Estimated Cost</b>	<b>See Next Page</b>			<b>See Next Page</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear:4 FFYGrant:2006 PHAFY:2007			ActivitiesforYear:5 FFYGrant:2007 PHAFY:2008		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
See Annual Statement		<b><u>1460 –DwellingStructures</u></b>			<b><u>1460 –DwellingStructures</u></b>	
	CollegeCreek MD1-1	Exteriorrenovations	\$25,000.00	CollegeCreek MD1-1	Cyclepainting	\$25,000.00
	EastportTerrace MD1-2	Interiorelectricalrewiring	\$25,000.00	EastportTerrace MD1-2	Newflooring	\$25,000.00
	OberyCourt MD1-4	Electricalrewiring	\$25,000.00	OberyCourt MD1-4	Newflooring	\$25,000.00
	Annapolis GardensMD1 -5	Newflooring	\$25,000.00	AnnapolisGardens MD1-5	Guttersanddownspouts	\$25,000.00
	HarbourHouse MD1-6	Cyclepa inting	\$25,000.00	HarbourHouse MD1-6	Newflooring	\$25,000.00
	Robinwood MD1-7	Cyclepainting	\$25,000.00	Robinwood MD1-7	Newflooring	\$25,000.00
	Newtowne TwentyMD1 -8	Cyclepainting	\$25,000.00	NewtowneTwenty MD1-8	Newflooring	\$25,000.00
	Glenwood HighriseMD1 -9	Newflooring	\$25,000.00	GlenwoodHighrise MD1-9	Cyclepainting	\$25,000.00
	BowmanCourt MD1-10	Cyclepainting	\$25,000.00	BowmanCourt MD1-10	Interiorelectricalrewiring	\$25,000.00
		<b>Subtotal1460</b>	<b>\$225,000.00</b>		<b>Subtotal1460</b>	<b>\$225,000.00</b>
		<b><u>1465.1 -DwellingEquipment</u></b>			<b><u>1465.1 -DwellingEquipment</u></b>	
	CollegeCreek MD1-1	Newfurnaceswithcentralair	\$32,200.00	CollegeCreek MD1-1	Newfurnaceswithcentralair	\$32,200.00
	EastportTerrace MD1-2	A/Csystemconversion	\$22,437.00	EastportT errace MD1-2	A/Csystemconversion	\$22,437.00
		<b>TotalCFPEstimatedCost</b>	<b>SeeNextPage</b>			<b>SeeNextPage</b>

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear :4 FFYGrant:2006 PHAFY:2007			ActivitiesforYear:5 FFYGrant:2007 PHAFY:2008		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
See Annual Statement		<b><u>1465.1 –Dwelling Equipment</u></b>			<b><u>1465.1 –Dwelling Equipment</u></b>	
	OberyCourt MD1-4	A/Csystemconversion	\$22,437.00	OberyCourt MD1-4	A/Csystemconversion	\$22,437.00
	HarbourHouse MD1-6	A/Csystemconversion	\$22,437.00	HarbourHouse MD1-6	A/Csystemconversion	\$22,437.00
	Robinwood MD1-7	A/Csystemconversion	\$22,437.00	Robinwood MD1-7	A/Csystemconversion	\$22,437.00
	Newtowne TwentyMD1 -8	A/Csystemconversion	\$22,437.00	Newtowne TwentyMD1 -8	A/Csystemconversion	\$22,437.00
	Glenwood HighriseMD1 -9	Airhandlersystem replacement	\$22,437.00	Glenwood HighriseMD1 -9	Airhandlersystemreplacement	\$22,437.00
	BowmanCourt MD1-10	A/Csystemconversion	\$22,437.00	BowmanCourt MD1-10	A/Csystemconversion	\$22,437.00
		<b>Subtotal146 5.1</b>	<b>\$189,259.00</b>		<b>Subtotal146 5.1</b>	<b>\$189,259.00</b>
		<b><u>1475 -Non -Dwelling Structures</u></b>			<b><u>1475 -Non -DwellingStructures</u></b>	
	Annapolis GardensMD1 -5	CommunityCenterA/Crepair	\$22,437.00	Annapolis GardensMD1 -5	CommunityCenter NewFlooring	\$22,437.00
		<b>Subtotal14 75</b>	<b>\$22,437.00</b>		<b>Subtotal14 75</b>	<b>\$22,437.00</b>
		<b>TotalCFPEstimatedCost</b>	<b>\$1,582,000.00</b>			<b>\$1,582,000.00</b>

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the City of Annapolis	Grant Type and Number Capital Fund Program Grant No: MD06P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 12/31/02  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$158,282.00	\$158,282.00	\$158,282.00	\$158,282.00
3	1408 Management Improvements	\$187,382.00	\$187,382.00	\$0.00	\$0.00
4	1410 Administration	\$112,883.00	\$112,883.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$92,000.00	\$92,000.00	\$92,000.00	\$30,359.20
8	1440 Site Acquisition				
9	1450 Site Improvement	\$530,400.00	\$5,300.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$340,380.00	\$865,480.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$161,500.00	\$161,500.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,582,827.00	\$1,582,827.00	\$250,282.00	\$188,641.20
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs	\$103,000.00	\$103,000.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security -- Hard Costs	\$353,300.00	\$173,300.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<b><u>Operations</u></b>								
PHA-Wide	Operations	1406	LS	\$158,282.00	\$158,282.00	\$158,282.00	\$158,282.00	Complete	
	<b>Subtotal 1406</b>			<b>\$158,282.00</b>	<b>\$158,282.00</b>	<b>\$158,282.00</b>	<b>\$158,282.00</b>		
	<b><u>Management Improvements</u></b>								
PHA-Wide	Security Coordinator	1408	L	\$33,000.00	\$33,000.00	\$0.00	\$0.00		
	Neighborhood Security	1408	LS	\$70,000.00	\$70,000.00	\$0.00	\$0.00		
	Staff Training and Development	1408	LS	\$20,000.00	\$20,000.00	\$0.00	\$0.00		
	Grant Writer	1408	L	\$19,382.00	\$19,382.00	\$0.00	\$0.00		
	Program Administrator	1408	L	\$45,000.00	\$45,000.00	\$0.00	\$0.00		
	<b>Subtotal 1408</b>			<b>\$187,382.00</b>	<b>\$187,382.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b><u>Administration</u></b>								
PHA-Wide	Staff Salaries (Modernization Director and Modernization Coordinator)	1410	LS	\$112,883.00	\$112,883.00	\$0.00	\$0.00		
	<b>Subtotal 1410</b>			<b>\$112,883.00</b>	<b>\$112,883.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b><u>Fees and Costs</u></b>								
PHA-Wide	A&E Services	1430	LS	\$92,000.00	\$92,000.00	\$92,000.00	\$30,359.20	Ongoing	
	<b>Subtotal 1430</b>			<b>\$92,000.00</b>	<b>\$92,000.00</b>	<b>\$92,000.00</b>	<b>\$30,359.20</b>		
	<b><u>Site Improvements</u></b>								
MD001-4 Obery Court	Security Lighting	1450	56DU	\$0.00	\$5,300.00	\$0.00	\$0.00		
MD1-4 O'bery Court	Utility Conversion to Tenant Paid/ Security Lighting	1450	56DU	\$185,300.00	\$0.00	\$0.00	\$0.00		
MD001-8 Newtowne 20	Utility Conversion to Tenant Paid	1450	77DU	\$168,000.00	\$0.00	\$0.00	\$0.00		

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

PHA Name : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
MD001-10 Bowman Court	Door Replacements	1450	50 DU	\$177,100.00	\$0.00	\$0.00	\$0.00		
	<b>Subtotal 1450</b>			<b>\$530,400.00</b>	<b>\$5,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b><u>Dwelling Structures</u></b>								
MD1-4 O'bery Court	Utility Conversion	1460	56 DU	\$0.00	\$180,000.00	\$0.00	\$0.00		
MD001-7 Robinwood	Bathroom Modernization	1460	150 DU	\$230,380.00	\$230,380.00	\$0.00	\$0.00		
MD001-8 Newtowne 20	Utility Conversion to Tenant Paid	1460	77 DU	\$0.00	\$168,000.00	\$0.00	\$0.00		
MD001-9 Glenwood Highrise	Exterior Renovation	1460	1 Bldg.	\$110,000.00	\$110,000.00	\$0.00	\$0.00		
MD001-10 Bowman Court	Door Replacements	1460	50 DU	\$0.00	\$177,100.00	\$0.00	\$0.00		
	<b>Subtotal 1460</b>			<b>\$340,380.00</b>	<b>\$865,480.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b><u>Non-dwelling Structures</u></b>								
MD001-2 Eastport Terrace/MD001-6 Harbour House	Re-roof Community Recreation Center Building	1470	LS	\$130,000.00	\$130,000.00	\$0.00	\$0.00		
MD001-7 Robinwood	Mechanical and Plumbing in Community Building	1470	1	\$31,500.00	\$31,500.00	\$0.00	\$0.00		
	<b>Subtotal 1470</b>			<b>\$161,500.00</b>	<b>\$161,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b>Grant Total</b>			<b>\$1,582,827.00</b>	<b>\$1,582,827.00</b>	<b>\$250,282.00</b>	<b>\$188,641.20</b>		

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

<b>PHAName:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program No: MD06P00150102 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12/31/03			6/30/05			
MD001-2/MD001-6 Eastport Terrace/Harbour House	12/31/03			6/30/05			
MD001-3 Bloomsbury Square	12/31/03			6/30/05			
MD001-4 Obery Court	12/31/03			6/30/05			
MD001-7 Robinwood	12/31/03			6/30/05			
MD001-8 Newtowne 20	12/31/03			6/30/05			
MD001-9 Glenwood Highrise	12/31/03			6/30/05			
MD001-10 Bowman Court	12/31/03			6/30/05			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00150101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: 4)  
 Performance and Evaluation Report for Period Ending: 12/31/02     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	\$205,670.00	\$205,670.00	\$205,670.00	\$205,670.00
3	1408 Management Improvements Soft Costs	\$326,904.00	\$296,320.40	\$271,320.40	\$64,288.28
4	1410 Administration	\$112,883.00	\$112,883.00	\$112,883.00	\$19,074.71
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$92,000.00	\$122,000.00	\$122,000.00	\$122,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,165,983.00	\$1,275,904.00	\$933,940.00	\$239,415.50
11	1465.1 Dwelling Equipment — Nonexpendable	\$30,000.00	\$30,000.00	\$30,000.00	\$2,850.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$0.00	\$583.60	\$583.60	\$583.60
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	\$165,166.00	\$55,245.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,098,606.00	\$2,098,606.00	\$1,676,397.00	\$653,882.09
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of Line 20 related to Security -- Hard Costs	\$150,000.00	\$150,000.00	\$125,000.00	\$4,425.66
25	Amount of line 20 Related to Energy Conservation Measures	\$593,233.00	\$703,154.00	\$464,154.00	\$98,107.10
26	Collateralization Expenses or Debt Service				

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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<b><u>Operations</u></b>								
PHA-Wide	Operations	1406	LS	\$205,670.00	\$205,670.00	\$205,670.00	\$205,670.00	Complete	
	<b>Subtotal 1406</b>			<b>\$205,670.00</b>	<b>\$205,670.00</b>	<b>\$205,670.00</b>	<b>\$205,670.00</b>		
	<b><u>Management Improvements</u></b>								
PHA-Wide	Resident initiatives (Section 3)	1408	LS	\$20,000.00	\$0.00	\$0.00	\$0.00		
	Security Coordinator	1408	L	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00		
	Neighborhood Security	1408	LS	\$90,000.00	\$90,000.00	\$65,000.00	\$4,425.66	Ongoing	
	Job Contract System	1408	LS	\$10,000.00	\$0.00	\$0.00	\$0.00		
	Staff Training and Development	1408	LS	\$61,904.00	\$61,320.40	\$61,320.40	\$13,028.75	Ongoing	
	Grant Writer	1408	L	\$40,000.00	\$40,000.00	\$40,000.00	\$11,416.27	Ongoing	
	Program Administrator	1408	L	\$45,000.00	\$45,000.00	\$45,000.00	\$35,417.60	Ongoing	
	<b>Subtotal 1408</b>			<b>\$326,904.00</b>	<b>\$326,904.00</b>	<b>\$271,320.40</b>	<b>\$64,288.28</b>		
	<b><u>Administration</u></b>								
PHA-Wide	Staff Salaries (Modernization Director and Modernization Coordinator)	1410	LS	\$112,883.00	\$112,883.00	\$112,883.00	\$19,074.71	Ongoing	
	<b>Subtotal 1410</b>			<b>\$112,883.00</b>	<b>\$112,883.00</b>	<b>\$112,883.00</b>	<b>\$19,074.71</b>		
PHA-Wide	<b><u>Fees and Costs</u></b>								
	A&E Services	1430	LS	\$92,000.00	\$122,000.00	\$122,000.00	\$122,000.00	Complete	
	<b>Subtotal 1430</b>			<b>\$92,000.00</b>	<b>\$122,000.00</b>	<b>\$122,000.00</b>	<b>\$122,000.00</b>		
	<b><u>Dwelling Structures</u></b>								
MD001-1 College Creek	Site Improvement – Utility Conversion to Tenant Paid	1460	108DU	\$239,000.00	\$239,000.00	\$0.00	\$0.00		

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

PHA Name : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
MD001-1 College Creek	Dwelling Structures – Kitchen Modernization (Cabinets, Countertops, Range Hood and Appliances)	1460	108DU	\$391,500.00	\$391,500.00	\$319,455.00	\$45,272.69	Ongoing	
MD001-4 Obery Court	Bathroom Renovations	1460	56DU	\$185,300.00	\$242,459.00	\$242,459.00	\$72,907.10	Ongoing	
MD001-4 Obery Court	Electrical Service Devices	1460	56DU	\$168,933.00	\$221,695.00	\$221,695.00	\$25,200.00	Ongoing	
MD001-10 Bowman Court	Dwelling Structures – Kitchen Modernization (Cabinets, Countertops, Range Hood and Appliances)	1460	50DU	\$181,250.00	\$181,250.00	\$150,331.00	\$96,035.71	Ongoing	
<b>Subtotal 1460</b>				<b>\$1,165,983.00</b>	<b>\$1,275,904.00</b>	<b>\$933,940.00</b>	<b>\$239,415.50</b>		
<b><u>Dwelling Equipment – Nonexpendable</u></b>									
PHA-Wide	Stoves and Refrigerators	1465.1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$2,850.00	Ongoing	
<b>Subtotal 1465.1</b>				<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$2,850.00</b>		
<b><u>Non-Dwelling Equipment</u></b>									
PH-Wide	Non-Dwelling Equipment	1475	LS	\$0.00	\$583.60	\$583.60	\$583.60	Ongoing	
<b>Subtotal 1475</b>				<b>\$0.00</b>	<b>\$583.60</b>	<b>\$583.60</b>	<b>\$583.60</b>		
<b><u>Contingency</u></b>									
PHA-Wide	Contingency	1502	LS	\$165,166.00	\$55,245.00	\$0.00	\$0.00		
<b>Subtotal 1502</b>				<b>\$165,166.00</b>	<b>\$55,245.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>Grant Total</b>				<b>\$2,098,606.00</b>	<b>\$2,098,606.00</b>	<b>\$1,676,397.00</b>	<b>\$653,882.09</b>		



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PH Name:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00150100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 7)  
  Performance and Evaluation Report for Period Ending: 12/31/02  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$205,670.00	\$280,826.60	\$280,826.60	\$280,826.60
3	1408 Management Improvements Soft Costs	\$411,340.00	\$323,403.80	\$323,403.80	\$218,200.44
	Management Improvements Hard Costs				
4	1410 Administration	\$112,883.00	\$204,883.00	\$204,883.00	\$125,749.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$92,000.00	\$157,000.00	\$157,000.00	\$156,900.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$141,168.65	\$141,168.65	\$8,860.40
10	1460 Dwelling Structures	\$1,046,468.00	\$781,666.00	\$781,666.00	\$489,036.88
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00	\$129,156.27	\$129,156.27	\$28,193.00
12	1470 Nondwelling Structures	\$90,145.00	\$5,988.73	\$5,988.73	\$5,988.73
13	1475 Nondwelling Equipment	\$45,000.00	\$22,936.20	\$22,936.20	\$22,936.20
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$9,672.75	\$9,672.75	\$9,672.75
18	1499 Development Activities				
19	1502 Contingency	\$53,196.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 -19)	\$2,056,702.00	\$2,056,702.00	\$2,056,702.00	\$1,346,364.39
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs	\$150,000.00	\$90,000.00	\$90,000.00	\$60,000.00
24	Amount of Line 20 related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<b><u>Operations</u></b>								
PHA-Wide	Operations	1406	LS	\$205,670.00	\$280,826.60	\$280,826.60	\$280,826.60	Complete	
	<b>Subtotal 1406</b>			<b>\$205,670.00</b>	<b>\$280,826.60</b>	<b>\$280,826.60</b>	<b>\$280,826.60</b>		
	<b><u>Management Improvements</u></b>								
PHA-Wide	Neighborhood Security	1408	LS	\$90,000.00	\$90,000.00	\$90,000.00	\$60,000.00	Ongoing	
	Security Coordinator	1408	L	\$0.00	\$0.00	\$0.00	\$0.00		
	Resident Initiative	1408	LS	\$20,000.00	\$0.00	\$0.00	\$0.00		
	Job Contract System	1408	LS	\$10,000.00	\$0.00	\$0.00	\$0.00		
	Resident Trainees, Software	1408	LS	\$20,000.00	\$0.00	\$0.00	\$0.00		
	Grant Writer	1408	L	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	Complete	
	Preventive Maintenance Training	1408	LS	\$15,000.00	\$0.00	\$0.00	\$0.00		
	Program Administrator	1408	L	\$167,216.42	\$167,216.42	\$167,216.42	\$92,013.06	Ongoing	
	Staff Training and Development	1408	LS	\$49,123.58	\$26,187.38	\$26,187.38	\$26,187.38	Complete	
	<b>Subtotal 1408</b>			<b>\$411,340.00</b>	<b>\$323,403.80</b>	<b>\$323,403.80</b>	<b>\$218,200.44</b>		
	<b><u>Administration</u></b>								
PHA-Wide	Modernization Administration	1410	LS	\$112,883.00	\$204,883.00	\$204,883.00	\$125,749.39	Ongoing	
	<b>Subtotal 1410</b>			<b>\$112,883.00</b>	<b>\$204,883.00</b>	<b>\$204,883.00</b>	<b>\$125,749.39</b>		
	<b><u>Fees and Costs</u></b>								
PHA-Wide	Architectural/Engineering Support	1430	LS	\$92,000.00	\$157,000.00	\$157,000.00	\$156,900.00	Ongoing	
	<b>Subtotal 1430</b>			<b>\$92,000.00</b>	<b>\$157,000.00</b>	<b>\$157,000.00</b>	<b>\$156,900.00</b>		

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

PHAName: Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<b><u>Site Improvements</u></b>									
MD001-2 Eastport Terrace	Repair Sidewalks		1450	84DU	\$0.00	\$20,970.79	\$20,970.79	\$8,860.40	Ongoing	
MD001-4 Obery Court	Repair Sidewalks		1450	56DU	\$0.00	\$32,776.30	\$32,776.30	\$0.00	Ongoing	
MD001-7 Robinwood	Repair Sidewalks		1450	150DU	\$0.00	\$57,759.15	\$57,759.15	\$0.00	Ongoing	
MD001-8 Newtowne 20	Repair Sidewalks		1450	78DU	\$0.00	\$29,662.41	\$29,662.41	\$0.00	Ongoing	
	<b>Subtotal 1450</b>				<b>\$0.00</b>	<b>\$141,168.65</b>	<b>\$141,168.65</b>	<b>\$8,860.40</b>		
	<b><u>Dwelling Structures</u></b>									
MD001-3 Bloomsbury Square	Abandon Boiler Room		1460	51DU	\$9,000.00	\$0.00	\$0.00	\$0.00	Deleted	
MD001-3 Bloomsbury Square	Mechanical and Plumbing		1460	51DU	\$172,000.00	\$0.00	\$0.00	\$0.00	Deleted	
MD001-4 Obery Court	Kitchen Replacement		1460	53DU	\$297,000.00	\$340,898.00	\$340,898.00	\$229,924.10	Ongoing	
MD001-4 Obery Court	504 Compliance		1460	3DU	\$46,809.00	\$57,720.00	\$57,720.00	\$16,292.61	Ongoing	
MD001-6 Harbour House	504 Compliance		1460	4DU	\$42,000.00	\$99,920.00	\$99,920.00	\$56,448.46	Ongoing	
MD001-7 Robinwood	Window and Door Replacement		1460	150DU	\$130,000.00	\$130,000.00	\$130,000.00	\$106,095.43	Ongoing	
MD001-7 Robinwood	504 Compliance		1460	4DU	\$111,892.00	\$76,564.00	\$76,564.00	\$51,020.43	Ongoing	

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

PHAName: Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	<b><u>Dwelling Structures (Cont.)</u></b>								
MD001-8 Newtowne20	Basement Unit Windows	1460	26DU	\$128,300.00	\$0.00	\$0.00	\$0.00	Deleted	
MD001-8 Newtowne20	504 Compliance	1460	4DU	\$57,067.00	\$76,564.00	\$76,564.00	\$29,255.85	Ongoing	
MD001-10 Bowman Court	Bathrooms	1460	50DU	\$52,400.00	\$00.00	\$00.00	\$0.00	Deleted	
	<b>Subtotal 1460</b>			<b>\$1,046,468.00</b>	<b>\$781,666.00</b>	<b>\$781,666.00</b>	<b>\$489,036.88</b>		
	<b><u>Dwelling Equipment</u></b>								
PHA-Wide	Stoves and Refrigerators for CCT, Bowman and O'bery Court	1465.1	LS	\$0.00	\$129,156.27	\$129,156.27	\$28,193.00	Ongoing	
	<b>Subtotal 1465.1</b>			<b>\$0.00</b>	<b>\$129,156.27</b>	<b>\$129,156.27</b>	<b>\$28,193.00</b>		
	<b><u>Nondwelling Structures</u></b>								
PHA-Wide	Community Laundry Facilities	1470	LS	\$90,145.00	\$5,988.73	\$5,988.73	\$5,988.73	Complete	
	<b>Subtotal 1470</b>			<b>\$90,145.00</b>	<b>\$5,988.73</b>	<b>\$5,988.73</b>	<b>\$5,988.73</b>		
	<b><u>Nondwelling Equipment</u></b>								
PHA-Wide	Computer Hardware	1475	LS	\$45,000.00	\$22,936.20	\$22,936.20	\$22,936.20	Complete	
	<b>Subtotal 1475</b>			<b>\$45,000.00</b>	<b>\$22,936.20</b>	<b>\$22,936.20</b>	<b>\$22,936.20</b>		

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

<b>PHA Name:</b> Housing Authority of the City of Annapolis		<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00150100 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<b>Relocation Costs</b>								
PHA-Wide	Tenant Relocation Costs		1495.1	15DU	\$0.00	\$9,672.75	\$9,672.75	\$9,672.75	Complete
	<b>Subtotal 1495.1</b>				<b>\$0.00</b>	<b>\$9,672.75</b>	<b>\$9,672.75</b>	<b>\$9,672.75</b>	
	<b>Contingency</b>								
PHA-Wide	Contingency		1502	LS	\$53,196.00	\$0.00	\$0.00	\$0.00	
	<b>Subtotal 1502</b>				<b>\$53,196.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Grant Total</b>				<b>\$2,056,702.00</b>	<b>\$2,056,702.00</b>	<b>\$2,056,702.00</b>	<b>\$1,346,364.39</b>	

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

<b>PHAName:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program No: MD06P00150100 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	12/31/02		9/30/02	12/31/03	9/30/04		
Mgmt Improvements	12/31/02		9/30/02	12/31/03	9/30/04		
Administration	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-3 Bloomsbury Square	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-4 Obery Court	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-6 Harbour House	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-7 Robinwood	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-8 Newtowne 20	12/31/02		9/30/02	12/31/03	9/30/04		
MD001-10 Bowman Court	12/31/02		9/30/02	12/31/03	9/30/04		

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHAName:</b> Housing Authority of the City of Annapolis	<b>Grant Type and Number</b> Capital Fund Program Grant No: MD06P00170899 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 1999
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 1 0)  
 Performance and Evaluation Report for Period Ending: 12/31/0 2  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$367,752.60	\$367,752.60	\$367,752.60	\$367,752.60
	Management Improvements Hard Costs				
4	1410 Administration	\$112,883.00	\$112,883.00	\$112,883.00	\$112,883.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$91,621.00	\$91,621.00	\$91,621.00	\$91,621.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$568,498.98	\$573,549.06	\$573,549.06	\$541,600.87
10	1460 Dwelling Structures	\$134,012.19	\$135,347.19	\$135,347.19	\$135,347.19
11	1465.1 Dwelling Equipment — Nonexpendable	\$487,684.01	\$481,298.93	\$481,298.93	\$481,298.93
12	1470 Nondwelling Structures	\$13,465.22	\$13,465.22	\$13,465.22	\$13,465.22
13	1475 Nondwelling Equipment	\$62,847.00	\$62,847.00	\$62,847.00	\$62,847.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 -19)	\$1,838,764.00	\$1,838,764.00	\$1,838,764.00	\$1,806,815.81
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs	\$166,246.85	\$166,246.85	\$166,246.85	\$166,246.85
24	Amount of Line 20 related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service				



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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00170899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<b><u>Site Improvements</u></b>								
MD001-1 College Creek Terrace	Site Improvements		1450	108 DU	\$65,717.71	\$65,717.71	\$65,717.71	\$65,717.71	Complete
MD001-2 Eastport Terrace	Site Improvements – Sidewalks, steps, retaining walls, erosion repair, landscaping, and playground.		1450	84 DU	\$126,012.91	\$126,801.21	\$126,801.21	\$126,801.21	Ongoing
MD1-4 Obery Court	Site Improvements		1450	56 DU	\$124,912.92	\$66,174.70	\$66,174.70	\$60,299.02	Ongoing
MD001-7 Robinwood	Site Improvements – Sidewalks and Retaining Walls		1450	150 DU	\$126,012.91	\$208,210.85	\$208,210.85	\$187,936.13	Ongoing
MD001-8 Newtowne 20	Site Improvements – Sidewalks, steps, retaining walls, erosion repair		1450	78 DU	\$125,842.53	\$106,644.59	\$106,644.59	\$100,846.80	Ongoing
	<b>Subtotal 1450</b>				<b>\$568,498.98</b>	<b>\$573,549.06</b>	<b>\$573,549.06</b>	<b>\$541,600.87</b>	
	<b><u>Dwelling Structures</u></b>								
MD001-2 Eastport Terrace	Electrical Update		1460	84 DU	\$82,279.18	\$82,279.18	\$82,279.18	\$82,279.18	Complete
MD1-4 Obery Court	Roof/Shingle Replacement		1460	9 Buildings	\$36,960.03	\$36,960.03	\$36,960.03	\$36,960.03	Complete
MD001-10 Bowman Court	Electrical Update		1460	50 DU	\$14,772.98	\$16,107.98	\$16,107.98	\$16,107.98	Complete
	<b>Subtotal 1460</b>				<b>\$134,012.19</b>	<b>\$135,347.19</b>	<b>\$135,347.19</b>	<b>\$135,347.19</b>	
	<b><u>Dwelling Equipment</u></b>								
MD001-7 Robinwood	Dwelling Equipment – Mechanical and Plumbing (Furnaces, thermostats, hot water heaters, flues)		1465.1	150 Units	\$137,118.52	\$137,118.52	\$137,118.52	\$137,118.52	Complete

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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00170899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MD001-7 Robinwood	Dwelling Equipment –Electrical (Electrical devices, Community Building –Code Upgrade)		1465.1	150 Units	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
MD001-8 Newtowne 20	Dwelling Equipment –Electrical (Update existing electrical service, electrical devices and fixtures)		1465.1	77 Units	\$131,418.39	\$125,033.31	\$125,033.31	\$125,033.31	Complete
MD001-9 Glenwood Highrise	Dwelling Equipment –Electrical (Elevator Renovation and Upgrade)		1465.1	1 Building	\$219,147.10	\$219,147.10	\$219,147.10	\$219,147.10	Complete
	<b>Subtotal 1465.1</b>				<b>\$487,684.01</b>	<b>\$481,298.93</b>	<b>\$481,298.93</b>	<b>\$481,298.93</b>	
	<b><u>Non-Dwelling Structures</u></b>								
MD001-9 Glenwood Highrise	Laundry Room Conversions		1470	1 Building	\$13,465.22	\$13,465.22	\$13,465.22	\$13,465.22	Complete
	<b>Subtotal 1470</b>				<b>\$13,465.22</b>	<b>\$13,465.22</b>	<b>\$13,465.22</b>	<b>\$13,465.22</b>	
	<b><u>Non-Dwelling Equipment</u></b>								
MD001-9 Glenwood Highrise	Laundry Conversions –Equipment		1475.1	1 Building	\$62,847.00	\$62,847.00	\$62,847.00	\$62,847.00	Complete
	<b>Subtotal 1475.1</b>				<b>\$62,847.00</b>	<b>\$62,847.00</b>	<b>\$62,847.00</b>	<b>\$62,847.00</b>	
	<b><u>Contingency</u></b>								
PHA-Wide	Contingency		1502	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Subtotal 1502</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Grant Total</b>				<b>\$1,838,764.00</b>	<b>\$1,838,764.00</b>	<b>\$1,838,764.00</b>	<b>\$1,806,815.81</b>	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

<b>PHAN Name:</b> Housing Authority of the City of Annapolis		<b>Grant Type and Number</b> Capital Fund Program No: MD06P00170899 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-1 College Creek Terrace	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-2 Eastport Terrace	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-4 Obery Court	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-7 Robinwood	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-8 Newtowne 20	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-9 Glenwood Highrise	12/31/01		12/31/01	12/31/02	9/30/03			
MD001-10 Bowman Court	12/31/01		12/31/01	12/31/02	9/30/03			

## POTENTIAL MODIFICATION TO 5 YEAR PLAN

The Housing Authority of the City of Annapolis has agreed to partner with the Maryland State Department of Housing and Community Development and HUD to secure bond funds from the State to expedite Capital Fund Projects.

It is anticipated that the Housing Authority will receive approximately \$7,000,000 in funds from the program during the FY 2004.

The following charts detail a revised 5 Year Plan **should** the Housing Authority be successful in obtaining the bond funds.

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the City of Annapolis State Capital Securitization Revenue Bonds	Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$271,484.00			
3	1408 Management Improvements	\$431,513.00			
4	1410 Administration	\$149,005.00			
5	1411 Audit	\$20,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$505,319.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,819,777.00			
10	1460 Dwelling Structures	\$2,016,595.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$1,553,800.00			
12	1470 Nondwelling Structures	\$216,000.00			
13	1475 Nondwelling Equipment	\$195,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$54,000.00			
18	1499 Development Activities				
19	1502 Contingency	\$312,395.00			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$7,544,888.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of Line 20 related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				





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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	<b><u>Dwelling Structures</u></b>							
MD1-1 College Creek Terrace	Gutters and downspouts		1460	108 units	\$14,000.00			
College Creek Terrace	Interior electrical rewiring and interior cycle painting		1460	108 units	\$77,000.00			
College Creek Terrace	Exterior siding treatments		1460	108 units	\$30,000.00			
College Creek Terrace	Replace/encapsulate crawlspace, sewer piping insulation/asbestos treatment		1460	108 units	\$181,500.00			
MD1-2 Eastport Terrace	Roof replacement		1460	84 units	\$45,000.00			
Eastport Terrace	Gutters and downspouts		1460	84 units	\$8,000.00			
Eastport Terrace	Interior electrical rewiring and interior cycle painting		1460	84 units	\$106,000.00			
Eastport Terrace	Exterior siding treatments		1460	84 units	\$30,000.00			
MD1-4 Obery Court	Gutters and downspouts		1460	56 units	\$20,000.00			
Obery Court	Exterior siding treatments		1460	56 units	\$30,000.00			
Obery Court	Interior electrical rewiring and interior cycle painting		1460	56 units	\$50,000.00			
MD1-5 Annapolis Gardens	Partial roof replacement		1460	100 units	\$74,000.00			
Annapolis Gardens	Gutters and downspouts		1460	100 units	\$40,000.00			
Annapolis Gardens	Interior electrical rewiring and interior cycle painting		1460	100 units	\$66,000.00			
	(Continued on next page )							

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

PHAName :Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
MD1-6 Harbour House	Roof replacement		1460	273 units	\$172,000.00			
Harbour House	Gutters and downspouts		1460	273 units	\$37,000.00			
Harbour House	Interior electrical rewiring and interior cycle painting		1460	273 units	\$202,000.00			
Harbour House	Exterior siding treatments		1460	273 units	\$60,000.00			
MD1-7 Robinwood	Roof replacement		1460	149 units	\$70,000.00			
Robinwood	Gutters and downspouts		1460	149 units	\$70,000.00			
Robinwood	Interior electrical rewiring and interior cycle painting		1460	149 units	\$85,000.00			
Robinwood	Exterior siding treatments		1460	149 units	\$80,000.00			
MD1-8 Newtowne20	Roof replacement		1460	78 units	\$40,000.00			
Newtowne20	Gutters and downspouts		1460	78 units	\$18,600.00			
Newtowne20	Interior electrical rewiring and interior cycle painting		1460	78 units	\$25,000.00			
Newtowne20	Exterior siding treatments		1460	78 units	\$33,000.00			
MD1-9 Glenwood	Roof replacement		1460	154 units	\$131,495.00			
Glenwood	Interior electrical rewiring and interior cycle painting		1460	154 units	\$37,000.00			
Glenwood	Exterior siding treatments		1460	154 units	\$35,000.00			
MD1-10 Bowman Court	Roof replacement		1460	50 units	\$43,000.00			
MD1-10	Gutters and downspouts		1460	50 units	\$10,000.00			
MD1-10	Interior electrical rewiring and interior cycle painting		1460	50 units	\$70,000.00			
MD1-10	Exterior siding treatments		1460	50 units	\$26,000.00			
<b>Sub-Total 1460</b>					<b>\$2,016,595.00</b>			



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

PHA Name : Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	<b><u>Non-Dwelling Structures</u></b>							
MD1-2 Eastport Terrace	Community Center roof replacement		1470	1 Bldg.	\$75,000.00			
MD1-7 Robinwood	Community Center roof replacement		1470	1 Bldg.	\$85,000.00			
MD1-8 Newtowne20	Community Center roof replacement		1470	1 Bldg.	\$35,000.00			
MD1-10	Laundry Building roof renovations		1470	1 bldg.	\$21,000.00			
	<b>Subtotal 1470</b>				<b>\$216,000.00</b>			
	<b><u>Non-Dwelling Equipment</u></b>							
MD1-2 Eastport Terrace	Community Center rooftop A/C system repair		1475	1	\$80,000.00			
MD1-5 Annapolis Gardens	Community Center rooftop A/C system repair		1475	1	\$13,000.00			
MD1-7 Robinwood	Community Center rooftop A/C system repair		1475	1	\$71,000.00			
MD1-8 Newtowne20	Community Center rooftop A/C system repair		1475	1	\$11,000.00			
MD1-8 Newtowne20	New gas heat rooftop unit		1475	1	\$20,000.00			
	<b>Subtotal 1475</b>				<b>\$195,000.00</b>			
	<b>Relocation Costs</b>							
PHA-Wide	Cost of relocating tenants during modernization		1495.1	LS	\$54,000.00			
	<b>Subtotal 1495.1</b>				<b>\$54,000.00</b>			