

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Opportunitites Commission of Montgomery County

**PHA Number:** MD004

**PHA Fiscal Year Beginning: (mm/yyyy)** 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)
  - Rockville branch of the County Library
  - East Deer Park Office

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**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:
- To provide affordable housing and supportive services.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs 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 REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 90
  - Improve voucher management: (SEMAP score) 78
  - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)  
Acquire/ develop scattered site units and sell equal number  
Project base vouchers

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**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 supportive services to improve assistance recipients' employability:
- Provide or attract supportive 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 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)**

**Annual PHA Plan**  
**PHA Fiscal Year 2004**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Below is the Housing Opportunities Commission's fourth Annual Plan, as required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The Plan was drawn up in consultation with residents, community members, and local officials.

The Plan highlights HOC's commitment to delivering residents the best housing possible under current budget restraints. HOC is taking active steps to continue to improve all aspects of its housing programs.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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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 file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration (Not applicable)
- FY 2004 Capital Fund Program Annual Statement **MD004b01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart Page 49
- FY 2004 Capital Fund Program 5 Year Action Plan **MD004c01**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **MD004a01**
- Other (List below, providing each attachment name)
  - PHA Project-Based Vouchers Page 50
  - RAB Members Page 51

**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.

<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	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

<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	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 jurisdictions 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))	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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 Documentation of the required deconcentration and income mixing analysis	
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
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 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
x	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP	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>
	Plan)	
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	21,150	5	5	2	2	2	3
Income >30% but <=50% of AMI	16,920	5	4	2	2	2	3
Income >50% but <80% of AMI	8,435	4	3	2	2	2	2
Elderly	11,230	4	4	2	4	1	4
Families with Disabilities	1,179	4	4	2	4	3	4
Black	5,073	4	4	2	3	3	3
Hispanic	2,341	4	4	2	3	3	3
Asian	2,341	3	3	3	3	3	3
White	28,875	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

1999, 2000, 2001 and 2002 data from Montgomery County Department of Housing and Community Affairs and HOC

2000 data from Montgomery County Department of Park and Planning

### **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.

<b>Housing Needs of Families on the Waiting List</b>			
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	4,996		211
Extremely low income <=30% AMI	3,463	69.32%	

<b>Housing Needs of Families on the Waiting List</b>			
Very low income (>30% but <=50% AMI)	1,395	27.92%	
Low income (>50% but <80% AMI)	138	2.76%	
Families with children	3,163	63.31%	
Elderly families	325	6.51%	
Families with Disabilities	1,055	21.12%	
Race/ethnicity (As/Pac Hisp)			
Race/ethnicity (Black Hisp)			
Race/ethnicity (Hisp)	633	12.67%	
Race/ethnicity (As/Pac Non Hisp)	268	5.36%	
Race/ethnicity (Black Non Hisp)	3,375	67.55%	
Race/ethnicity (White Non Hisp)	1004	20.10%	
Race/ethnicity (INC&ALS Non Hisp)	54	1.08%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1BR	1,614	32.31%	
2 BR	1,587	31.76%	
3 BR	928	18.58%	
4 BR	811	16.23%	
5 BR	40	.80%	
5+ BR	16	.32%	

<b>Housing Needs of Families on the Waiting List</b>
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 7 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input 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	4,281		150
Extremely low income <=30% AMI	2,997	70%	
Very low income (>30% but <=50% AMI)	1,128	26.35%	
Low income (>50% but <80% AMI)	156	3.65%	
Families with children	2,647	61.83%	
Elderly families	302	7.05%	
Families with Disabilities	681	15.91%	
Race/ethnicity (As/Pac Hisp)	-	-	
Race/ethnicity (Black Hisp)	-	-	
Race/ethnicity (Hisp)	386	9.02%	
Race/ethnicity (As/Pac Non Hisp)	199	4.65%	
Race/ethnicity (Black Non Hisp)	3,126	73.02%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity (White Non Hisp)	699	16.33%	
Race/ethnicity (Native American)	31	.72%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 19 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### **C. Strategy for Addressing Needs**

Utilize HOC's resources as best as possible by continuing to minimize off-line public housing waiting lists, keeping vacancies low, and effective management of the Section 8 program.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) Periodically review preferences to ensure they reflect needs of market

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**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)

**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)

**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 vouchers targeted to the elderly, should they become available
- Other: (list below)

**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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**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 the 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**

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive 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	\$2,614,750	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
b) Public Housing Capital Fund	\$2,666,441	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$60,653,340	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$4,040,230	public housing operations
<b>4. Other income (list below)</b>		
Debt Forgiveness Funds--5h		public housing capital improvements
Debt Forgiveness Funds--Turnkey		public housing capital improvements
Excess Development Funds		public housing capital improvements
Misc. income	\$7,890	public housing operations
Management Improvements	\$300,000	public housing operations
<b>5. Non-federal sources (list below)</b>		
Montgomery County Community Improvement Program	\$	public housing capital improvements
Interest	\$26,210	public housing operations
Transfer Between Funds	\$125,680	public housing operations
<b>Total resources</b>	<b>\$70,434,541</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

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

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When families are called from waiting list

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit check

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

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) List is closed

c. If the PHA plans 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 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 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 to families at or below 30% of median area income?

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification, including reasonable accommodation requests.
- 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 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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

#### 1 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)

- 2  Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2  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 reprisals 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 ensures 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
- Any time family composition changes
- At family request for revision
- Other (list)

**(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 these 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>
MD39P004042	40	Scattered site	
MD39P004046	50	Scattered site	
Parkway Woods	24		Rent Incentives
Tobytown	11	Small development/homeownership	
Emory Grove	55		Rent Incentives/ Targeted investment
Washington Square	50		Rent Incentives/ Targeted investment
Middlebrook Square	76		Rent Incentives/ Targeted investment

## 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  
Information on tenant's previous landlord

### (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) List is closed

**(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:

Tenant must demonstrate search efforts and need for extension

**(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 admissions 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-based 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)

Local displacement preference

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.

1      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

2      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
- 2      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
- 2      Other preference(s) (list below)
- Local displacement

4. Among applicants on the waiting list with 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 applicant families ensures 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 admissions 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 programs to the public?

- Through published notices
- Other

Working with HOC’s Housing Resource Service (HRS) and other referral agencies such as Veteran Affairs Supportive Housing Program and the Family Unification Program.

Section 8 may be used to meet reasonable accommodation requests of Public Housing residents.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

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 exclusions 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:

Income exclusion for certain educational expenses for adults age 18 and older.  
\$2,160 for full-time students, \$1,152 for part-time students.

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. Rent re-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
- Any time the family experiences an income increase
- Any time 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 into 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**

[24 CFR Part 903.7 9 (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)

**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. Page 49  
 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	1,547	150
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab	75	10
Combined Section 8	5,575	150

(Vouchers, Certs)		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Other Federal Programs(list individually)		
Section 8 Preservation	800 (incl. in 5,575)	22
Section 8 New Construction	106	4

### **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)

Management Manual  
Admissions and Continued Occupancy Policy  
Greivance Policy  
Pest Control Policy  
Procurement Policy  
Personnel Policy  
Maintenance Policy

(2) Section 8 Management: (list below)

Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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)  
Site and program offices

### **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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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)  
Site and program offices

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

Exemptions from sub-component 7A: PHAs 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 (state name) MD004b01

-or-

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

**(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 **MD004c01**

-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 here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI 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 HOPE VI 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 HOPE VI 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 Plan 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 HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance 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:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (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:	Middlebrook Square
1b. Development (project) number:	MD39P004014
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> subsidies will be transferred to soon to be acquired sites
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(11/21/02)</u>
5. Number of units affected:	8
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 02/01/03 b. Projected end date of activity: 01/01/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Parkway Woods
1b. Development (project) number:	MD39P004026
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> subsidies will be transferred to soon to be acquired sites
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/03)</u>
5. Number of units affected:	24
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: 11/01/03 b. Projected end date of activity: 01/01/04

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

[24 CFR Part 903.7 9 (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: Holly Hall	
1b. Development (project) number: MD39P004013	
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 checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>12/13/02</u> <u>(approved extension)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Arcola Towers 1b. Development (project) number: MD39P004015
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>12/13/02</u> <u>(approved extension)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 139 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Elizabeth House 1b. Development (project) number: MD39P004002
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>12/13/02</u> (<u>approved extension</u>)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 158</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Waverly House</p> <p>1b. Development (project) number: MD39P004017</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>12/13/02</u> (<u>approved extension</u>)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 156</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

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

[24 CFR Part 903.7 9 (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	

- Requirements no longer applicable: site now has less than 300 units  
 Other: (describe below)

**A. Voluntary Conversion Initial Assessment**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 24
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- c. How many Assessments were conducted for the PHA’s covered developments? 24
- d. Identify PHA developments that may be appropriate for conversion based on Required Initial Assessments: None
- e. If the PHA has not completed the Required Initial Assessments, describe the status of the assessments: N/A

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

- 1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
Q	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## 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**

[24 CFR Part 903.7 9 (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.

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

1. Cooperative agreements:

- Yes  No: Has the PHA has 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? 12/17/99

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations 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 2002 Estimate)	Actual Number of Participants (As of: 12/31/02)
Public Housing		
Section 8		

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 plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

Recruitment efforts have been expanded to twice monthly orientation forums. Special populations are targeted through mail, including those in the Family Unification Program (FUP), Welfare-to-Work, and TANF. Brochures and video information are also available in HOC offices.

### **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)

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (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.

### **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 areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- 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 used 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 anticrime/anti drug programs
- Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plans 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-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)

#### **14. PET POLICY**

[24 CFR Part 903.7 9 (n)]

\$200 refundable, non-interest-bearing deposit for cat, dog, or ten-gallon aquarium, payable over three months. \$10 monthly fee for these pets.

No deposits or fees for caged animals.

Limit of one cat or dog, per household.

Limit of adult weight of 25 pounds.

Resident must provide record current vaccinations and registration, in compliance with County law. Records will be kept in the resident file.

A dog or cat must be neutered or spayed before six months of age.

The pet will be allowed out of the premises only in designated areas and only under the complete control of a responsible human companion and on a hand held leash or in a pet carrier.

Each dog or cat must wear a collar with identification.

Potentially dangerous and dangerous animals, as defined in Montgomery County Code Section 5, are not permitted. The County Code defines dangerous pets, as any animal deemed dangerous by a local authority, one that has attacked unprovoked and inflicted injury outside the owner's property. HOC has the option to ban from its properties any animal it deems dangerous.

Pet waste must be cleaned up and properly disposed of. Cat litter is not to be disposed of in toilets.

Pet must be secured in cage or separate room when HOC staff has scheduled access to the unit or provides service in the unit.

Resident must complete a Pet Applications/Registration form with property manager and will sign a Pet Addendum to the lease.

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (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? N/A
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? N/A  
If not, when are they due (state below)?

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (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.

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**

[24 CFR Part 903.7 9 (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 Attachment (File name) MD004a01

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.)

See RAB roster on page 53.

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: Montgomery County, MD
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)

**D. Other Information Required by HUD**

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

**Attachments**

Organizational Chart



### **Basis for Developing Project-Based Program**

The Montgomery County rental market remains extremely tight, with vacancies of all properties at about two percent. Section 8 voucher holders continue to have difficulties in leasing up. HUD's recent approval of HOC's exception rent areas should help, although the County still has a shortage of affordable housing.

Project-basing some of its vouchers will help HOC reach its Plan goals of expanding affordable housing throughout the County.

## **Resident Advisory Board**

**Barreto, Cesar**

**Bell, Natalie**

**Bhat, Girdhari**

**Bowie, Wilhelmina**

**Flowers-Brooks, Denise**

**Chaney-Harrison, Yvonne**

**Cromwell, Christine**

**Croom, Linda**

**Eastman, Alvin**

**Fowlkes, Sylvia**

**Fox, Gaston**

**Handy, Gladys**

**Jarrett, S. Winston, Sr.**

**Maddox, Tanya**

### **RAB Officers**

**President: Yvonne Chaney-Harrison**

**Vice Pres: Denise Flowers-Brooks**

**Sec'y: Linda Croom**

**Treas: Gaston Fox**

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

<b>Total estimated cost over next 5 years</b>		
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**Table Library**



**RESIDENT ADVISORY BOARD**  
**Housing Opportunities Commission**  
**10400 Detrick Avenue**  
**Kensington, Maryland 20895**

March 19, 2003

Housing Opportunities Commission  
10400 Detrick Avenue  
Kensington, Maryland 20895

**Ref: FY 2004 Public Housing Agency Plans**

Dear Commissioners:

On behalf of the Resident Advisory Board (RAB) to the Housing Opportunities Commission, we are lending our support to the FY 2004 HOC Public Housing Agency Five-Year and Annual Plan to be submitted to HUD.

We have been briefed on the provisions of the Plan, particularly those changes which vary from the previous years' submittals. For the most part, we recognize that very little has changed and that HOC is well on the way toward implementation of several new initiatives such as project basing of units and the HCV Demonstration Homeownership Program. Moreover, we had previously endorsed the selling of public housing units as long as the total number of public housing units would remain the same. Based on the current housing market and economic conditions, however, the RAB would now only support the selling of Parkway Woods as stated in the plan with the caveat that an equal number of public housing units be purchased. In this way, the aggregate number of units remains the same. We have also learned that the Community Services Requirement is being reinstated. We wish to express our dismay at this development and would urge HOC to carry out a campaign to eliminate this requirement on the basis of administrative burden, cost, and inconvenience to residents.

I also wish to share with the Commission, the RAB's discussion regarding "preference points" for particular groups of applicants. Despite the fact that there was a split vote on the matter, several of our members felt strongly that in the future HOC should reconsider the issue of preference points, particularly for veterans. In today's climate where our country may be on the brink of war, HOC should consider such a preference to house returning veterans.

Thank you for the opportunity to present our views.

Sincerely,

Yvonne Chaney-Harrison, President



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

12/31/02

PHA Name: <b>Housing Opportunities Commission of Montgomery County</b>	Capital Fund Program Grant Number: <b>MD39-P004-501-03</b>	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	494,339			
2	1406 Operations (may not exceed 20% of line 21)	230,000			
3	1408 Management Improvements	263,334			
4	1410 Administration	231,059			
5	1411 Audit	6,510			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	175,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	584,895			
10	1460 Dwelling Structures	974,296			
11	1465.1 Dwelling Equipment-Nonexpendable	50,538			
12	1470 Nondwelling Structures	150,809			
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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>2,666,441</b>			
22	Amount of line 21 Related to LBP Activities	25,000			
23	Amount of line 21 Related to Section 504 Compliance	18,000			
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	55,000			
26	Amount of line 21 Related to Energy Conservation Measures	51,000			



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-2 ELIZABETH HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460						
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	10	10,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	5	78,201				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,500				
Garbage Disposals	1465.1						
Modernization Project Manager	1465.1						
Water Heaters	1465.1						
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470	1	70,404				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475						
<b>Relocation Costs</b>							
	1495.1						
<b>Total Physical Needs for This Property</b>							
			166,105	0	0	0	

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PHA Name: Housing Opportunities Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

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MD 4-4 EMORY GROVE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	10,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	5,000				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	54	55,000				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			70,000	0	0	0	

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Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-5 WASHINGTON SQUARE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	66,424				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	50	75,000				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460	1	5,000				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			146,424	0	0	0	

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Federal FY of Grant: 2003

MD 4-11 TOBY TOWN	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	40,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	1	656				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			40,656	0	0	0	

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Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-13 HOLLY HALL General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	5,000				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	3	134,000				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	5,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	3	48,125				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			192,125	0	0	0	

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MD 4-14 MIDDLEBROOK SQUARE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	102,538				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1	76	25,038				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>127,576</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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MD 4-15 ARCOLA TOWERS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	50,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	5	2,500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	10	73,078				
Bath Renovation	1460	10	75,000				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	6	2,575				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	1	48,125				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	1	65,850				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470	1	32,280				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			349,408	0	0	0	

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MD 4-17 WAVERLY HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450						
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	5	2,500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	1	10,000				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470	1	48,125				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			60,625	0	0	0	

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MD 4-22 KEN GAR	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	19	51,424				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			51,424	0	0	0	

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MD 4-24 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	11	2,500				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	2	3,500				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	1	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	10	11,386				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	5	8,000				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			29,886	0	0	0	

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MD 4-25 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	5,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	1,000				
Lead Base Paint and Asbestos	1460	5	25,000				
Roofs and Aluminum Siding	1460	1	1,000				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	4	4,000				
Bath Renovation	1460	4	4,000				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	5	5,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	50	5,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	5	5,000				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	5	3,500				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1,475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			60,500	0	0	0	

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MD 4-26 PARKWAY WOODS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	51,424				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	6	10,000				
Bath Renovation	1460	10	5,000				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	5,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			71,424	0	0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-27 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	2	3,500				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	2	3,000				
Bath Renovation	1460	2	3,000				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	3,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	10	3,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	2	2,000				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460						
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			24,000	0	0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-28 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	2	3,000				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	2	2,000				
Bath Renovation	1460	2	2,000				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	9	3,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	2	1,000				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460	2	1,000				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>18,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-29 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	2	3,500				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	16	6,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>18,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunities Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-30 TOWNE CENTRE PLACE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	49	76,424				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	2	4,800				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	24	10,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	5	25,000				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
Total Physical Needs for This Property			116,724	0	0	0	



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**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-32 SANDY SPRING MEADOW	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	55	66,422				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>							
			66,422	0	0	0	



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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunities Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-34 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460	2	3,500				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	13	5,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	2	2,000				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			19,000	0	0	0	

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**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-35 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460	2	3,000				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	2	500				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			12,000	0	0	0	

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-39 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	4,739				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	15	4,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	2	1,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			12,239	0	0	0	

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**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-40 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	5,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	17	5,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	5	2,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			14,500	0	0	0	

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PHA Name: Housing Opportunites Commission of Montgomery County, Maryland  
 Dec. 31, 2002

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

MD 4-42 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	5,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	18	5,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	2	1,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			13,500	0	0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-43 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	2,500				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	1	1,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	9	2,500				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	1	500				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>7,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-44 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	2,500				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	1	1,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	9	2,500				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	1	500				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>6,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-45 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	5,000				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	2	2,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	9	3,000				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	2	1,000				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>11,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-46 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	2,500				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	1	500				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	1	1,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	8	2,500				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	1	500				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>7,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

MD 4-47 AWOR SCATTERED SITES	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	10	2,500				
504 Compliance - Common Areas	1450		0				
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460		0				
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	1	1,000				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460	8	2,500				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0				
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	1	500				
Garbage Disposals	1465.1		0				
Modernization Project Manager	1465.1		0				
Water Heaters	1465.1		0				
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470		0				
<b>Non-Dwelling Equipment</b>							
Vehicles	1475		0				
<b>Relocation Costs</b>							
	1495.1		0				
<b>Total Physical Needs for This Property</b>			<b>6,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages - YEAR TWELVE - FFY 2003**

PHA Name: Housing Opportunités Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-03

Federal FY of Grant: 2003

Dec. 31, 2002

***SUMMARY OF PHYSICAL NEEDS ONLY***	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
<b>Site Improvements</b>							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	291	584,895	0	0	0	
504 Compliance - Common Areas	1450	0	0	0	0	0	
<b>Dwelling Structures</b>							
504 Compliance - Unit retrofit, etc.	1460	28	23,500	0	0	0	
Lead Base Paint and Asbestos	1460	5	25,000	0	0	0	
Roofs and Aluminum Siding	1460	72	214,000	0	0	0	
Windows, Doors and Entry Locks	1460	2	3,000	0	0	0	
Kitchen Renovation	1460	26	96,878	0	0	0	
Bath Renovation	1460	28	89,000	0	0	0	
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	35	44,000	0	0	0	
Window Coverings - Roller Shades, Venetian Blinds	1460	0	0	0	0	0	
Painting - Interior and Exterior/Code Violations	1460	260	93,461	0	0	0	
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	51	75,656	0	0	0	
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	32	199,451	0	0	0	
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	8	9,500	0	0	0	
Elevator Safety	1460	0	0	0	0	0	
Smoke Detectors	1460	0	0	0	0	0	
Retail Metering	1460	0	0	0	0	0	
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	7	100,850	0	0	0	
<b>Dwelling Equipment</b>							
Ranges/Refrigerators	1465.1	59	25,500	0	0	0	
Garbage Disposals	1465.1	0	0	0	0	0	
Modernization Project Manager	1465.1	0	0	0	0	0	
Water Heaters	1465.1	76	25,038	0	0	0	
<b>Non-Dwelling Structures</b>							
Management Office/Community Rooms	1470	3	150,809	0	0	0	
<b>Non-Dwelling Equipment</b>							
Vehicles	1475	0	0	0	0	0	
	1475	0	0	0	0	0	
<b>Relocation Costs</b>							
	1495.1	0	0	0	0	0	
		0	0	0	0	0	
<b>Total Physical Needs for This Property</b>			<b>1,760,538</b>	<b>0</b>	<b>0</b>	<b>0</b>	







# Capital Fund Program Five-Year Action Plan

## Part I: Summary

13

14

15

16

PHA Name: Housing Opportunities Commission		Locality: (City/County & State) Kensington/ Montgomery County, Maryland				<input type="checkbox"/> Original 5-Year Plan
A. Development Number/Name		Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2006
SEE ATTACHED PAGE		<b>SEE ANNUAL STATEMENT</b>	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE
B. Physical Improvements Subtotal			2,883,020	2,590,370	2,590,370	2,590,370
C. Managements Improvements			263,334	263,334	263,334	263,334
D. HA-Wide Nondwelling Structures and Equipment			133,158	33,158	33,158	33,158
E. Administration			231,059	231,059	231,059	231,059
F. Other A & E			175,000	175,000	175,000	175,000
G. Operations			462,118	462,118	462,118	462,118
H. Demolition						
I. Replacement Reserve						
J. Mod Used for Development						
K. Total CFP Funds			4,147,689	3,755,039	3,755,039	3,755,039
L. Total Non-CFP Funds			250,000	250,000	250,000	250,000
M. Total CFP Funds Listed for Plan			4,397,689	4,005,039	4,005,039	4,005,039

Capital Fund Program Five-Year Action Plan  
Part I: Summary

PHA Name: Housing Opportunities Commission		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
		13	14	15	16
A. Development Number/Name/	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2006
MD4-2 ELIZABETH HOUSE		199,975	643,975	643,975	643,975
MD4-4 EMORY GROVE		42,625	82,625	82,625	82,625
MD4-5 WASHINGTON SQUARE		107,625	45,125	45,125	45,125
MD4-11 TOBY TOWN		0	0	0	0
MD4-13 HOLLY HALL		343,975	174,475	174,475	174,475
MD4-14 MIDDLEBROOK SQUARE		48,250	116,250	116,250	116,250
MD4-15 ARCOLA TOWERS	SEE	423,400	235,600	235,600	235,600
MD4-17 WAVERLY HOUSE		385,825	93,475	93,475	93,475
MD4-22 KEN GAR		69,204	99,204	99,204	99,204
MD 4-24 AWOR SCATTERED	ANNUAL	93,959	78,959	78,959	78,959
MD4-25 AWOR SCATTERED		200,678	120,178	120,178	120,178
MD4-26 PARKWAY WOODS		94,179	70,179	70,179	70,179
MD4-27 AWOR SCATTERED	STATEMENT	103,479	59,479	59,479	59,479
MD4-28 AWOR SCATTERED		94,179	59,179	59,179	59,179
MD4-29 AWOR SCATTERED		71,679	71,679	71,679	71,679
MD4-30 TOWN CENTRE PLACE		266,079	241,079	241,079	241,079
MD4-31 AWOR SCATTERED		63,679	43,679	43,679	43,679
MD4-32 SANDY SPRING MEADOW		57,579	44,579	44,579	44,579
MD4-33 AWOR SCATTERED		34,679	34,679	34,679	34,679
MD4-34 AWOR SCATTERED		38,679	38,679	38,679	38,679
MD4-35 AWOR SCATTERED		24,579	24,579	24,579	24,579
MD4-39 AWOR SCATTERED		28,229	28,229	28,229	28,229
MD4-40 AWOR SCATTERED		36,229	36,229	36,229	36,229
MD4-42 AWOR SCATTERED		30,229	30,229	30,229	30,229
MD4-43 AWOR SCATTERED		30,229	30,229	30,229	30,229
MD4-44 AWOR SCATTERED		30,229	30,229	30,229	30,229
MD4-45 AWOR SCATTERED		32,249	30,229	30,229	30,229
MD4-46 AWOR SCATTERED		32,249	30,249	30,249	30,249
MD4-47 AWOR SCATTERED		32,249	30,249	30,249	30,249
CFP Physical Needs for 5-year planning		3,016,198	2,623,528	2,623,528	2,623,528

A. Development Number/Name/	Work Statment for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000	Work Statement for Year 3 FFY: 2001	Work Statement for Year 4 FFY: 2002	Work Statement for Year 5 FFY Grant: 2007 FFY: 2003
	<p><b>SEE</b></p> <p><b>ANNUAL</b></p> <p><b>STATEMENT</b></p>				

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:  <b>MD4-2 ELIZABETH HOUSE</b>  Major Work Categories	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003 Estimated Cost	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004 Estimated Cost	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005 Estimated Cost	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006 Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	5,000	5,000	5,000	5,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	9,000	9,000	9,000	9,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation		500,000	500,000	500,000
	Bath Renovation		44,000	44,000	44,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing				
	Window Coverings - Roller Shades and Venetian Blinds	20,500	20,500	20,500	20,500
	Painting - Interior and Exterior	10,000	10,000	10,000	10,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	35,000	35,000	35,000	35,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	10,000	10,000	10,000	10,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	10,000	10,000	10,000	10,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	475	475	475	475
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	100,000			
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers					
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles					
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		199,975	643,975	643,975	643,975

**Part II: Supporting Pages-Work Activities**

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:	13	14	15	16
	<b>MD4-4 EMORY GROVE</b>	Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	10,000	5,000	5,000	5,000
	504 Compliance - Common Areas		0	0	0
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding		25,000	25,000	25,000
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	20,000	20,000	20,000	20,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	3,125	3,125	3,125	3,125
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.		20,000	20,000	20,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	5,000	5,000	5,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors				
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators	2,500	2,500	2,500	2,500	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles					
<b>Relocation Costs</b>					
	<b>Total CFP Estimated Cost for this Property</b>	42,625	82,625	82,625	82,625

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-5 WASHINGTON SQUARE</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	15,000	15,000	15,000	15,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	20,000	20,000	20,000	20,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	3,125	3,125	3,125	3,125	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	62,500				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	5,000	5,000	5,000	
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors					
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers						
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles						
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		107,625	45,125	45,125	45,125	

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Activities for Year 1	Development Number/Name:		13	14	15	16
			Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	<b>MD4-13 HOLLY HALL</b>					
	Major Work Categories		Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.		10,000	10,000	10,000	10,000
ANNUAL	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
STATEMENT	504 Compliance - Unit Retrofit, etc.		5,000	5,000	5,000	5,000
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding		100,000	10,000	10,000	10,000
	Windows, Doors, and Entry Locks					
	Kitchen Renovation		30,000	20,000	20,000	20,000
	Bath Renovation		93,000	45,000	45,000	45,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing		40,000	30,000	30,000	30,000
	Window Coverings - Roller Shades and Venetian Blinds		31,500	31,500	31,500	31,500
	Painting - Interior and Exterior		20,000	10,000	10,000	10,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems		14,000	12,500	12,500	12,500
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors		475	475	475	475
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
	Ranges/Refrigerators					
	Garbage Disposals					
	Washers/Dryers					
	Water Heaters					
	<b>Non-Dwelling Structures</b>					
	Management Office/Community Rooms					
	<b>Non-Dwelling Equipment</b>					
	Computers, etc.					
	Vehicles					
	<b>Relocation Costs</b>					
	<b>Total CFP Estimated Cost for this Property</b>		<b>343,975</b>	<b>174,475</b>	<b>174,475</b>	<b>174,475</b>

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Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-14 MIDDLEBROOK SQUARE</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	15,000	30,000	30,000	30,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	15,000	15,000	15,000	15,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	6,250	6,250	6,250	6,250	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	5,000	58,000	58,000	58,000	
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	5,000	5,000	5,000	
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors					
	Sub Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers						
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles						
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		48,250	116,250	116,250	116,250	

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Activities for Year 1	Development Number/Name: <b>MD4-15 ARCOLA TOWERS</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,500	17,500	17,500	17,500
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	5,000	5,000	5,000	5,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation	125,000	6,000	6,000	6,000
	Bath Renovation	70,000	10,000	10,000	10,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing				
	Window Coverings - Roller Shades and Venetian Blinds	21,000	21,000	21,000	21,000
	Painting - Interior and Exterior	13,125	13,125	13,125	13,125
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	98,800	140,000	140,000	140,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	12,500	12,500	12,500	12,500
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	475	475	475	475
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	10,000	10,000	10,000	10,000
<b>Dwelling Equipment</b>					
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers					
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms	50,000				
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles					
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		423,400	235,600	235,600	235,600

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Activities for Year 1	Development Number/Name: <b>MD4-17 WAVERLY HOUSE</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	20,000	20,000	20,000	20,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	5,000	5,000	5,000	5,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation	88,000	48,000	48,000	48,000
	Bath Renovation	18,000	10,000	10,000	10,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing				
	Window Coverings - Roller Shades and Venetian Blinds	50,000			
	Painting - Interior and Exterior	11,250			
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	110,600			
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	12,500			
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	475	475	475	475
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators	20,000	10,000	10,000	10,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms	50,000				
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles					
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>385,825</b>	<b>93,475</b>	<b>93,475</b>	<b>93,475</b>

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Activities for Year 1	Development Number/Name:	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	<b>MD4-22 KEN GAR</b>				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	25,000	15,000	15,000	15,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation		20,000	20,000	20,000
	Bath Renovation		20,000	20,000	20,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	19,000	19,000	19,000	19,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	3,125	3,125	3,125	3,125
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	19,000	19,000	19,000	19,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers					
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		69,204	99,204	99,204	99,204

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Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-24 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	25,000	25,000	25,000	25,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks	5,000				
	Kitchen Renovation	25,000	25,000	25,000	25,000	
	Bath Renovation	10,000	10,000	10,000	10,000	
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	10,000				
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	5,280	5,280	5,280	5,280	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	4,000	4,000	4,000	4,000	
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems	6,000	6,000	6,000	6,000	
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	100	100	100	100	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers						
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>93,959</b>	<b>78,959</b>	<b>78,959</b>	<b>78,959</b>	

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Activities for Year 1	Development Number/Name:  <b>MD4-25 AWOR SCATTERED SITES</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	25,000	25,000	25,000	25,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	4,500	7,500	7,500	7,500
	Lead Base Paint and Asbestos	50,000	20,000	20,000	20,000
	Roofs and Aluminum Siding	13,500	10,000	10,000	10,000
	Windows, Doors, and Entry Locks	10,000			
	Kitchen Renovation	25,000	5,000	5,000	5,000
	Bath Renovation	25,000	5,000	5,000	5,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	15,000	15,000	15,000	15,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	10,000	10,000	10,000	10,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	20,000	20,000	20,000	20,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,578	1,578	1,578	1,578	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		200,678	120,178	120,178	120,178

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Activities for Year 1	Development Number/Name: <b>MD4-26 PARKWAY WOODS</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	35,000	35,000	35,000	35,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation	10,000	10,000	10,000	10,000
	Bath Renovation		0	0	0
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	5,000	5,000	5,000	5,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	24,000	0	0	0
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	5,000	5,000	5,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors				
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>94,179</b>	<b>70,179</b>	<b>70,179</b>	<b>70,179</b>

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Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-27 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	10,000	10,000	10,000	10,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding	10,000	10,000	10,000	10,000	
	Windows, Doors, and Entry Locks					
	Kitchen Renovation	20,000	6,000	6,000	6,000	
	Bath Renovation	20,000	20,000	20,000	20,000	
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	4,800	4,800	4,800	4,800	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	4,000	4,000	4,000	4,000	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	5,000				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	25,000				
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		103,479	59,479	59,479	59,479	

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Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-28 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	15,000	15,000	15,000	15,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding	12,000	12,000	12,000	12,000	
	Windows, Doors, and Entry Locks					
	Kitchen Renovation	10,000	10,000	10,000	10,000	
	Bath Renovation	10,000	5,000	5,000	5,000	
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	5,000				
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	2,400	2,400	2,400	2,400	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	10,000	10,000	10,000	10,000	
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	25,000				
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers	700	700	700	700		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		94,179	59,179	59,179	59,179	

Capital Fund Program Five-Year Action Plan  
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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-29 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding	20,000	20,000	20,000	20,000	
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	5,000	5,000	5,000	5,000	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	10,000	10,000	10,000	10,000	
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
	<b>Dwelling Equipment</b>					
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers	3,600	3,600	3,600	3,600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>71,679</b>	<b>71,679</b>	<b>71,679</b>	<b>71,679</b>	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-30 TOWNE CENTRE PLACE</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	30,000	30,000	30,000	30,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation	50,000	50,000	50,000	50,000	
	Bath Renovation	75,000	75,000	75,000	75,000	
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	25,000	25,000	25,000	25,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior					
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	25,000				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	5,000	5,000	5,000	
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	50,000	50,000	50,000	
<b>Dwelling Equipment</b>						
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers						
Water Heaters	2,000	2,000	2,000	2,000		
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		266,079	241,079	241,079	241,079	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:  <b>MD4-31 AWOR SCATTERED SITES</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding	8,000	8,000	8,000	8,000
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	2,000	2,000	2,000	2,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	20,000			
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>63,679</b>	<b>43,679</b>	<b>43,679</b>	<b>43,679</b>

Capital Fund Program Five-Year Action Plan  
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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	MD4-32 SANDY SPRING MEADOWS		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b> Lighting, Walks/Parking Lot, Landscaping, Fencing, etc. 504 Compliance - Common Areas <b>Dwelling Structures</b> 504 Compliance - Unit Retrofit, etc. Lead Base Paint and Asbestos Roofs and Aluminum Siding Windows, Doors, and Entry Locks Kitchen Renovation Bath Renovation Floor Coverings - Carpet, Vinyl, Wood, Refinishing Window Coverings - Roller Shades and Venetian Blinds Painting - Interior and Exterior HVAC - Boiler, Chiller, Furnance, Heatpump, etc. Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls Electrical - Lights, GFI's, Re-wiring, Security Systems Elevator Safety Smoke Detectors and CO-2 Detectors Retail Metering Structural - Foundations, Beams, Joists, Trusses, Masonry, etc. <b>Dwelling Equipment</b> Ranges/Refrigerators Garbage Disposals Washers/Dryers Water Heaters <b>Non-Dwelling Structures</b> Management Office/Community Rooms <b>Non-Dwelling Equipment</b> Computers, etc. Vehicles <b>Relocation Costs</b>	55,000	40,000	40,000	40,000	
	1,000	3,000	3,000	3,000		
<b>Total CFP Estimated Cost for this Property</b>		57,579	44,579	44,579	44,579	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-33 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	1,000	1,000	1,000	1,000	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
Elevator Safety						
Smoke Detectors and CO-2 Detectors	500	500	500	500		
Retail Metering						
Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.						
<b>Dwelling Equipment</b>						
Ranges/Refrigerators						
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>34,679</b>	<b>34,679</b>	<b>34,679</b>	<b>34,679</b>	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:  <b>MD4-34 AWOR SCATTERED SITES</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	1,000	1,000	1,000	1,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	5,000	5,000	5,000	5,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
Smoke Detectors and CO-2 Detectors	500	500	500	500	
Retail Metering					
Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>					
Ranges/Refrigerators					
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>38,679</b>	<b>38,679</b>	<b>38,679</b>	<b>38,679</b>

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Prepared December 31, 2002

Activities for Year 1	13		14		15		16	
	Development Number/Name:	Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006	Estimated Cost	Estimated Cost	Estimated Cost
	<b>MD4-35 AWOR SCATTERED SITES</b>							
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost			
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>							
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	14,000	14,000	14,000	14,000			
	504 Compliance - Common Areas							
	<b>Dwelling Structures</b>							
	504 Compliance - Unit Retrofit, etc.	1,500	1,500	1,500	1,500			
	Lead Base Paint and Asbestos							
	Roofs and Aluminum Siding							
	Windows, Doors, and Entry Locks							
	Kitchen Renovation							
	Bath Renovation							
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	2,400	2,400	2,400	2,400			
	Window Coverings - Roller Shades and Venetian Blinds							
	Painting - Interior and Exterior	1,000	1,000	1,000	1,000			
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.							
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls							
	Electrical - Lights, GFI's, Re-wiring, Security Systems							
	Elevator Safety							
Smoke Detectors and CO-2 Detectors	500	500	500	500				
Retail Metering								
Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.								
<b>Dwelling Equipment</b>								
Ranges/Refrigerators	3,000	3,000	3,000	3,000				
Garbage Disposals								
Washers/Dryers	600	600	600	600				
Water Heaters								
<b>Non-Dwelling Structures</b>								
Management Office/Community Rooms								
<b>Non-Dwelling Equipment</b>								
Computers, etc.								
Vehicles	1,579	1,579	1,579	1,579				
<b>Relocation Costs</b>								
	<b>Total CFP Estimated Cost for this Property</b>	<b>24,579</b>	<b>24,579</b>	<b>24,579</b>	<b>24,579</b>			

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-39 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	4,000	4,000	4,000	4,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	550	550	550	550	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>28,229</b>	<b>28,229</b>	<b>28,229</b>	<b>28,229</b>	

Capital Fund Program Five-Year Action Plan  
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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-40 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	12,000	12,000	12,000	12,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	550	550	550	550	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>36,229</b>	<b>36,229</b>	<b>36,229</b>	<b>36,229</b>	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-42 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	6,000	6,000	6,000	6,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	550	550	550	550	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	

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Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-43 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	6,000	6,000	6,000	6,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	550	550	550	550	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name: <b>MD4-44 AWOR SCATTERED SITES</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	17,000	17,000	17,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	6,000	6,000	6,000	6,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	550	550	550	550
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators	3,000	3,000	3,000	3,000	
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	<b>30,229</b>

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-45 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	15,000	15,000	15,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	8,000	8,000	8,000	8,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	550	550	550	550	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>32,229</b>	<b>30,229</b>	<b>30,229</b>	<b>30,229</b>	

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:		13	14	15	16
	<b>MD4-46 AWOR SCATTERED SITES</b>		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>					
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	15,000	15,000	15,000	
	504 Compliance - Common Areas					
	<b>Dwelling Structures</b>					
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000	
	Lead Base Paint and Asbestos					
	Roofs and Aluminum Siding					
	Windows, Doors, and Entry Locks					
	Kitchen Renovation					
	Bath Renovation					
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	8,000	8,000	8,000	8,000	
	Window Coverings - Roller Shades and Venetian Blinds					
	Painting - Interior and Exterior	570	570	570	570	
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.					
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls					
	Electrical - Lights, GFI's, Re-wiring, Security Systems					
	Elevator Safety					
	Smoke Detectors and CO-2 Detectors	500	500	500	500	
	Retail Metering					
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
<b>Dwelling Equipment</b>						
Ranges/Refrigerators	3,000	3,000	3,000	3,000		
Garbage Disposals						
Washers/Dryers	600	600	600	600		
Water Heaters						
<b>Non-Dwelling Structures</b>						
Management Office/Community Rooms						
<b>Non-Dwelling Equipment</b>						
Computers, etc.						
Vehicles	1,579	1,579	1,579	1,579		
<b>Relocation Costs</b>						
<b>Total CFP Estimated Cost for this Property</b>		<b>32,249</b>	<b>30,249</b>	<b>30,249</b>	<b>30,249</b>	

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

Prepared December 31, 2002

Activities for Year 1	Development Number/Name: <b>MD4-47 AWOR SCATTERED SITES</b>	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	17,000	15,000	15,000	15,000
	504 Compliance - Common Areas				
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	1,000	1,000	1,000	1,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	8,000	8,000	8,000	8,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	570	570	570	570
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	<b>Dwelling Equipment</b>				
Ranges/Refrigerators	3,000	3,000	3,000	3,000	
Garbage Disposals					
Washers/Dryers	600	600	600	600	
Water Heaters					
<b>Non-Dwelling Structures</b>					
Management Office/Community Rooms					
<b>Non-Dwelling Equipment</b>					
Computers, etc.					
Vehicles	1,579	1,579	1,579	1,579	
<b>Relocation Costs</b>					
<b>Total CFP Estimated Cost for this Property</b>		<b>32,249</b>	<b>30,249</b>	<b>30,249</b>	<b>30,249</b>

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Prepared December 31, 2002

Activities for Year 1	Development Number/Name:  ****SUMMARY PHYSICAL NEEDS ONLY****  Major Work Categories	13	14	15	16
		Activities for Year 2 FFY Grant: 2004 PHA FY: 2003 Estimated Cost	Activities for Year 3 FFY Grant: 2005 PHA FY: 2004 Estimated Cost	Activities for Year 4 FFY Grant: 2006 PHA FY: 2005 Estimated Cost	Activities for Year 5 FFY Grant: 2007 PHA FY: 2006 Estimated Cost
SEE  ANNUAL  STATEMENT	<b>Site Improvements</b>				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	530,500	509,500	509,500	509,500
	504 Compliance - Common Areas	0	0	0	0
	<b>Dwelling Structures</b>				
	504 Compliance - Unit Retrofit, etc.	62,000	67,000	67,000	67,000
	Lead Base Paint and Asbestos	50,000	20,000	20,000	20,000
	Roofs and Aluminum Siding	163,500	95,000	95,000	95,000
	Windows, Doors, and Entry Locks	15,000	0	0	0
	Kitchen Renovation	383,000	700,000	700,000	700,000
	Bath Renovation	321,000	244,000	244,000	244,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	294,200	269,200	269,200	269,200
	Window Coverings - Roller Shades and Venetian Blinds	123,000	73,000	73,000	73,000
	Painting - Interior and Exterior	111,120	89,870	89,870	89,870
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	418,900	258,000	258,000	258,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	95,000	73,000	73,000	73,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	80,000	66,000	66,000	66,000
	Elevator Safety	0	0	0	0
	Smoke Detectors and CO-2 Detectors	11,000	11,000	11,000	11,000
	Retail Metering	0	0	0	0
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	160,000	60,000	60,000	60,000
	<b>Dwelling Equipment</b>				
	Ranges/Refrigerators	49,500	39,500	39,500	39,500
	Garbage Disposals	0	0	0	0
	Washers/Dryers	13,300	13,300	13,300	13,300
	Water Heaters	2,000	2,000	2,000	2,000
	<b>Non-Dwelling Structures</b>				
Management Office/Community Rooms	100,000	0	0	0	
<b>Non-Dwelling Equipment</b>					
Computers, etc.	0	0	0	0	
Vehicles	33,158	33,158	33,158	33,158	
<b>Relocation Costs</b>					
	0	0	0	0	
<b>Total CFP Estimated Cost for this Property</b>		<b>3,016,178</b>	<b>2,623,528</b>	<b>2,623,528</b>	<b>2,623,528</b>

ESTIMATED PHYSICAL NEEDS  
VAIRIANCE

3,016,178

2,623,528

2,623,528

2,623,528

TOTAL PHYSICAL NEEDS LESS NON-DWELLING STRUCTURES

2,916,178

2,623,528

2,623,528

2,623,528

Capital Fund Program Five-Year Action Plan  
 Part III: Supporting Pages  
 Management Needs Work Statement(s)

Prepared December 31, 2002

Prepared December 31, 2002		13	14	15	16
Year 1		Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2006
	General Description of Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
<b>SEE</b>  <b>ANNUAL</b>  <b>STATEMENT</b>	Modernization Assistant	62,000	62,000	62,000	62,000
	Modernization Inspector	62,000	62,000	62,000	62,000
	Staff Training & Development	21,521	21,521	21,521	21,521
	Modernization - Project Manager - (RECLASSED)	64,344	64,344	64,344	64,344
	Modernization - Project Manager - (New Position)	53,469	53,469	53,469	53,469
	<b>Total Estimated Cost</b>	263,334	263,334	263,334	263,334