

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Montgomery County

PHA Number: PA012

PHA Fiscal Year Beginning: 01/2005

PHA Programs Administered:

Public Housing and HCVP

Number of public housing units: 614
Number of S8 units: 2,814

HCVP Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

PHA Public Housing Office
501 East High Street
Pottstown, PA 19464

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at:

PHA Public Housing Office
501 East High Street
Pottstown, PA 19464

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

PHA Public Housing Office
501 East High Street
Pottstown, PA 19464

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

To stimulate and ensure safe, decent and affordable housing in Montgomery County, PA;
To recognize residents, community and government leadership as our partners;
To expand opportunities for assisted families to locate housing throughout Montgomery County;
To support participants and residents in MCHA programs to become self-sufficient and economically independent including expanded opportunities and support for assisted families to realize the benefits of homeownership or progressively independent housing choices;
To maintain mutual respect and dignity with all residents of Montgomery County;
To assure financial responsibility and integrity by all participants and residents; and
To achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County.

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: depending on program need, staff capacity, and willingness of agencies to partners with us, i.e. Welfare-ToWork, and assistance to persons with disabilities
 - Reduce public housing vacancies: adequate tracking, coordination between managers and maintenance and good waiting list management helps MCHA obtain 20 day turnaround average
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- Other (list below)
Apply for incremental vouchers, which become available through NOFA

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) MCHA has been a high performer for past several years, hope to be able to obtain same designation with PHAS, staff reorganization will improve accountability
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: one of MCHA's top priorities, promote good resident involvement with planning, policies and procedures, MCHA hopes to receive 10 points through RASS
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) if PHAS or SEMAP scores show a need for improvement, MCHA will concentrate on areas need
- Renovate or modernize public housing units: excellent scores (A) through PHMAP for past several years, preserve renovated units and systems
- Demolish or dispose of obsolete public housing: MCHA has experienced great success with Public Housing 5(h) Homeownership Program, currently have sold 31 obsolete public housing units through Homeownership and three units through disposition
- Provide replacement public housing:
- Provide replacement vouchers: equal to public housing units converted per QHWRRA – if we find that conversion is most feasible or feasible option
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility opportunities: MCHA undertakes activities for unlimited amount of families to increase housing choices
- Conduct outreach efforts to potential voucher landlords: proactively advertise, hold at least annually informative meetings if necessary
- Increase voucher payment standards if HUD funding is available for this
- Continue to implement voucher homeownership program
- Continue to implement public housing or other homeownership programs: currently experiencing great success with 5(h) Homeownership Program, sold 31 obsolete public housing units (scattered sites, PA-12-8) and 42 through county wide program
- Implement public housing site-based waiting lists: actively researching this option in the future, not this current program year
- Convert public housing to vouchers: actively researching this option in the future, not this current program year
- Other: (list below)

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: use of admission preferences as well as self-sufficiency programs to raise the income limits of current residents will enhance this goal
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: analysis will disclose whether this is required to affect deconcentration
 - Implement public housing security improvements: strong screening and tougher eviction policies will ensure housing opportunities are offered to deserving families, MCHA estimates that for every five applicants eligible for the waiting list one applicant will be denied for past negative behavior
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) MCHA analysis indicates a great need for housing for the elderly and plans to pursue designation of some of it's developments
 - 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: one of MCHA's top priorities, also good way to address deconcentration efforts
 - Provide or attract supportive services to improve assistance recipients' employability: through Family Self Sufficiency Programs, Housing Choice Voucher Program (HCVP)
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: MCHA has continues to promote elderly workers through the National Caucus for the Black Aged (NCBA). MCHA currently has 32 elderly workers on the program and will continue to support these efforts.
 - Other: (list below)
MCHA actively promotes Section 3 requirements through contracting preferences and advertisement

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: MCHA has always and continues to monitor that access to housing is fair to all applicants, MCHA advertises at various service providers, in public newspapers, churches, at each development and main administrative office
 - 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: analysis will disclose whether measures are required
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: MCHA has always and continues to offer accessible units to families who will benefit the most. Procedures are included in lease, ACO Policy and Management Plan
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

1. Housing Needs
2. Financial Resources
3. Policies on Eligibility, Selection and Admissions
4. Rent Determination Policies
5. Capital Improvements Needs
6. Demolition and Disposition
7. Homeownership
8. Civil Rights Certifications (included with PHA Certifications of Compliance)
9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
10. Project-Based Voucher Program
11. Supporting Documents Available for Review
12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
13. Capital Fund Program 5-Year Action Plan
14. Other (List below, providing name for each item)

Attachments: (Microsoft Excel Files)

- A - (pa012a01) CFP FY 2002 Performance & Evaluation Report –Parts I, II, III
- B - (pa012b01) CFP FY 2003 Performance & Evaluation Report –Parts I, II, III
- C - (pa012c01) CFP FY 20032 Performance & Evaluation Report –Parts I, II, III

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Montgomery County Housing Authority (MCHA) has developed its Agency Plan in cooperation with residents, management, maintenance, local government and other interested parties. Prioritization of Capital Fund items was based on need, while attempting to distribute funds as evenly as possible. This was a predominate concern with many residents and maintenance personnel. The MCHA's statutory requirements concerning lead based paint testing and 504 compliance have been completed and the MCHA is in compliance.

The following are points of concern with respect to our management of Public Housing developments: turnaround time, vacancy rate, income loss due to vacancies, extensive crime rate and vandalism, drug and alcohol abuse and resident initiatives. While these remain areas of concern, we have been able to continue to improve conditions to the point that we have received a high performer rating for the past eight years. Our administration restructuring has provided a greater degree of accountability through a more direct chain of command. By bringing Maintenance, Management and Modernization under the supervision of one Deputy Executive Director has allowed for better coordination between the three departments.

In August of 2004 a RIM Review was conducted by the Regional Office of HUD. The results will be forwarded and all recommendations made. MCHA will implement changes to policies, procedures, and forms mandated by HUD regulations.

The most important management improvements we have made in order to preserve the physical improvements are those related to procedures and staff development as well as resident initiatives. Through semi-annual inspections we have been able to identify and correct minor maintenance items, which, if unreported, would have become major problems or even emergency situations.

Management staff has been working with resident representatives to develop a set of housekeeping standards. This will allow managers to take action against residents who do not care for their apartments or yards properly.

The recently enacted Quality Housing Work Responsibility Act (QHWRA) has brought many changes to the Public Housing Department. The MCHA has implemented family choice of rent, income exclusions for Welfare to Work incentives, community service requirements, income targeting requirements, and has developed a policy for deconcentration of families within certain income levels.

The quality of both maintenance and management are dependent not only on the employees having a clear set of guidelines describing their jobs, but also on their having the skills to perform the jobs; staff development and training are critical to preserving the work and implementing new policies and procedures. Maintenance, Management and Modernization staff will receive skills training and supervisors will be trained in planning and prioritizing jobs, deploying staff and monitoring production.

As the Housing Choice Voucher Program (HCVP) staff moves forward over the next year we face many challenges. We have successfully implemented most of the QHWRA mandates including the merged Certificate/Voucher program, the income targeting requirements, minimum rents and minimum rent exceptions, Family Self-Sufficiency Program size, repeal of the Federal Preferences, application admission review process, repeal of the 90 day hold on leasing tenant based assistance, termination of assisted tenancy for illegal use of controlled substances and alcohol abuse when it is determined by the MCHA to interfere with the health, safety or right to peaceful enjoyment of the premises and other residents and the repeal of the “take-one-take all” pre-existing provisions. We have recently re-organized our HCVP Department; our new management plan and organizational structure, which is team oriented, is working very well.

Our plans for our Housing Choice Voucher Program (HCVP) for the upcoming year include: SEMAP reporting, ongoing training and quality control file review relative to changes effected and implemented as noted above, continued implementation of our Housing Choice Voucher Program (HCVP) Homeownership Option, submission of application(s) for additional Housing Choice Voucher Program (HCVP) vouchers, (dependent on NOFAs for this funding) continued intense efforts to place our new subsidies under contract with owners, and enrollment of additional participants in our Family Self-Sufficiency Program. We are also looking into the feasibility of becoming a HUD Certified Housing Counseling Agency and have added additional staff for our HCVP administration. In addition, we have as a result of a recent HUD RIM review, implemented necessary procedural changes as required by the department. We have received a County Affordable Housing Trust Fund grant in support of our HCVP Homeownership Option participants and expect to continue to sell at least 10 units a year under this program. We have instituted new Quality Control File Review Systems in an effort to tie our Quality Control Program more closely to RIM program goals and are working on the project basing of six projects. We will shortly undertake the following efforts:

- Set up and maintain a monitoring system to assure that HCVP leasing does not exceed parameters set by HUD Notice PIH2004-07HA.
- MCHA will administer HOME Program American Dream Homeownership Funding funds for our County Housing and Community Development Agency.
- We are starting work on update of our HCVP Administrative Plan.

MCHA RESOURCES CENTER

The building formerly known as the MCHA Resources Center is now known as Cherry Court. This facility is comprised of approximately 30,000 square feet and serves as the Main Office and Headquarters of MCHA. We also plan to provide facilities for other public non-profit agencies, which will provide housing and economic development services and assistance.

Cherry Court is located one block from the County Courthouse and is convenient to local bus and commuter rail line transportation. The site is two blocks from the Norristown Transportation Center (bus and light rail) and three blocks from Route 202. The location is also close to other major highways accessing the Schuylkill Expressway (I-76) and the Pennsylvania Turnpike and traversing Chester, Delaware, Montgomery and Bucks Counties from south to north.

MCHA has undertaken this project in order to provide expanded, modernized and a more efficient office space for its headquarters and administrative operations, which were previously housed in approximately 7,200 square feet of leased space at 1875 New Hope Street, Norristown, PA.

The premise of affordability relied heavily on our ability to rent out 10,000 square feet of office space on the second floor of this facility. MCHA is presently renting approximately 3,000 square feet of office space to the Redevelopment Authority of the County of Montgomery. We are soliciting requests for proposals from local Real Estate Agents in an effort to rent the remaining 7,000 square feet available on the second floor.

On September 25, 2002, the MCHA moved into its new Cherry Court location and has since been increasing the level of efficiency as well as appearance. Improvements have been accomplished primarily by the MCHA Maintenance Department. Our capable staff has improved lighting; provided secure storage and record keeping areas; enhanced curb appeal by improving landscaping, repairing the clock and providing accent lighting to the clock and cupola; we instituted security measures by way of closed circuit TV and improved exterior lighting; we've improved air quality and circulation; and upgraded conference rooms for various departments, making those areas more efficient and appealing.

MCHA will continue to make improvements based upon recommendations made by our Executive Director, Board of Directors, Public Relations Director and tenants. We will utilize Capital Fund and General Fund monies and will strive to make this facility the most eye appealing and functional property in that locale.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and HCVP Tenant- Based Assistance Waiting Lists

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

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)			
<input type="checkbox"/>	HCVP tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined HCVP 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	719		87
Extremely low income <=30% AMI	602	84%	
Very low income (>30% but <=50% AMI)	107	15%	
Low income (>50% but <80% AMI)	10	1%	
Families with children	426	59%	
Elderly families	135	19%	
Families with Disabilities	147	20%	
White/Non Hispanic/Latino	264	37%	
White/Hispanic/Latino	41	6%	
Black/Non Hispanic/Latino	407	57%	
Black/Hispanic/Latino	2	0%	
American Indian/Non Hispanic/Latino	3	0%	
American Indian/Hispanic/Latino	0	0%	
Asian/Non Hispanic/Latino	2	0%	
Asian/Hispanic/Latino	0	0%	
Hawaiian/Other Pacific Islander/Non Hispanic/Latino	0	0%	
Hawaiian/Other Pacific Islander/Hispanic/Latino	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	239	33%	29
2 BR	54	8%	13
3 BR	226	31%	36
4 BR	179	25%	5
5 BR	20	3%	4
5+ BR	1	0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCVP tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined HCVP 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	848		185
Extremely low income <=30% AMI	586	69%	
Very low income (>30% but <=50% AMI)	261	31%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	642	76%	
Elderly families	42	5%	
Families with Disabilities	40	5%	
White/Non Hispanic/Latino	151	18%	
White/Hispanic/Latino	24	3%	
Black/Non Hispanic/Latino	667	79%	
Black/Hispanic/Latino	2	0%	
American Indian/Non Hispanic/Latino	1	0%	
American Indian/Hispanic/Latino	0	0%	
Asian/Non Hispanic/Latino	2	0%	
Asian/Hispanic/Latino	0	0%	
Hawaiian/Other Pacific Islander/Non Hispanic/Latino	1	0%	
Hawaiian/Other Pacific Islander/Hispanic/Latino	0	0%	
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)? 18 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (possibly)			
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. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and HCVP waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(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 HCVP replacement housing resources
- Maintain or increase HCVP lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction provided HUD funding is available
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase HCVP lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase HCVP lease-up rates by effectively screening HCVP applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional HCVP 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 HCVP tenant-based assistance.
- Other: (list below)
Homeownership opportunities

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 HCVP assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work (PH Only)
- 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 (PH Only)
- Adopt rent policies to support and encourage work (PH Only)
- 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 and staff capacity is 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 and should community partners work with us on this
- Affirmatively market to local non-profit agencies that assist families with disabilities (PH Only)
- 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 HCVP tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the HCVP 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 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based HCVP assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based HCVP 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, HCVP tenant-based assistance, HCVP supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	1,986,285	
b) Public Housing Capital Fund	817,387	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	21,027,963	
e) Annual Contributions for HCVP Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	238,346	Housing Rep Factor
DEV PA26-P012-014	28,599	PH Development
PA26-P012-501	1,216,639	PH Capital Fund
3. Public Housing Dwelling Rental Income	1,700,397	PH Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	27,015,616	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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)
Approx. 4 months through actual move in date
- Other: (describe)

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)

- 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)
Centralized Waiting List Office

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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 (one refusal for good cause)
- 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
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

MCHA attempts to complete one transfer for every four admissions per development for the following reasons: overhoused, underhoused and non emergency medical justification

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 surviving spouse of veteran
 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.

2☒ 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)

- 1☒ Working families and those unable to work because of age or disability
- 1☒ Veterans and surviving spouse of veterans
- 1☒ 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)
MCHA Resident Handbook
Things You Should Know Brochure
Housekeeping Standards Policy

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 on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Bright Hope Community*	169	N/A	903.2 (1) (v) (C) (D) (E)

* Contiguous sites PA012002 and PA012003

B. HCVP

Exemptions: PHAs that do not administer HCVP are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based HCVP 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):
- Other (list below)
Violent criminal activity to the extent required by Housing Choice Voucher Program (HCVP) regulations and law

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 – yes if written documentation is in tenant’s file
 Other (describe below)
See Chapter 8 of Housing Choice Voucher Program (HCVP) Administrative Plan

(2) Waiting List Organization

a. With which of the following program waiting lists is the HCVP 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 HCVP tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)
HCVP application packets are available at all Public Housing Developments, local social service agencies, and MCHA main office

(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:

Medical emergencies, persons with disabilities, death in family and families searching for 3+ bedroom sized units

(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 HCVP program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to HCVP tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose HCVP 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 and formerly homeless living in transitional housing
- 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 or who can provide evidence they were hired to 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)
 - Families over or under housed in MCHA Public Housing or Project Based and Mod Rehab units
 - Housing Choice Voucher Program (HCVP) Project Based and Mod Rehab families who must or request to move
 - Families that participate in a HUD or local law enforcement agency Witness Protection Program
 - Families in HUD's Welfare-To-Work Program per NOFA published 3/30/99

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
- 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
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Families over or under housed in MCHA Public Housing or Project Based and Mod Rehab units
- 1 Housing Choice Voucher Program (HCVP) Project Based and Mod Rehab families who must or request to move
- 1 Families that participate in a HUD or local law enforcement agency Witness Protection Program
- 1 Families in HUD's Welfare-To-Work Program per NOFA published 3/30/99

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 HCVP Assistance Programs

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

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

b. How does the PHA announce the availability of any special-purpose HCVP programs to the public?

- Through published notices
- Other (list below)
Notification of waiting list families, i.e. Welfare-To-Work families eligible for Welfare-To-Work vouchers

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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:

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)

- 95th 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)
Residents are required to report all changes, however, adjustments in rent will be made only for decreases and increases amounting to more than \$50 per month

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

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

- The HCVP 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. HCVP Tenant-Based Assistance

Exemptions: PHAs that do not administer HCVP 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 HCVP 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)
Due to HUD funding cutbacks, we will be evaluating APS more frequently

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)
Funding availability

(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)
Families with zero income

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: HCVP only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

- d. Yes No: 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:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: HCVP only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Norristown Scattered Sites 1b. Development (project) number: PA012008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/28/98)</u>
5. Number of units affected: 16 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: 12/28/98 b. Projected end date of activity: 12/28/2005

7. HCVP Tenant Based Assistance--HCVP(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a HCVP Homeownership program pursuant to HCVP(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the HCVP homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA established eligibility criteria

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

c. What actions will the PHA undertake to implement the program this year (list)? Continue outreach and Homeownership training

(3) Capacity of the PHA to Administer a HCVP Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its HCVP homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

The Montgomery County Housing Authority (MCHA) has been administering First Time Homeownership Programs for approximately six (6) years under HUD's 5(h) Homeownership Program and two (2) years under the HCVP Homeownership option. Over this period of time we have sold approximately 90 homes to low to moderate income families.

All of the families that purchased homes under the MCHA Homeownership Programs have been successful in their First Time Homeownership endeavors, there have been no foreclosures on any of the units sold and minimal, if any, problems expressed by the homeowners to the MCHA.

In administration of our Homeownership Programs, over the past years, the MCHA staff has gained capacity in the following areas:

- Counseling First Time Home buyers; and
- Understanding underwriting requirements; and
- Helping families secure mortgages; and
- Understanding procedures banks and other mortgage providers follow when working with families interested in securing mortgages; and
- Understanding affordability requirements and affordability ratios used by lenders.

The MCHA has been an active member of Montgomery County’s “Partners For Homeownership” group and has been involved with the planning for and participation in First Time Home Buyer Fairs sponsored by this group.

Our staff, administering our Homeownership Programs, has extensive experience working with First Time Homebuyers and has taken many classes in working with first time homebuyers. We have one full time staff member dedicated to administering our Homeownership Programs, a part time Administrative Assistant, and several other support staff for counseling services.

To further demonstrate the capacity of the MCHA in administration of First Time Home Buyers Programs for low-income families it must be noted that the MCHA was one of 12 Public Housing Agencies authorized by HUD to administer a Housing Choice Voucher Program Demonstration Homeownership Program in accordance with the Proposed Rule for this Program.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA’s progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

The Montgomery County Housing Authority (MCHA) has accomplished many of its goals the past year and will continue to work to ensure safe, decent and affordable housing in Montgomery County. The MCHA, Public Housing Division has once again received a High Performer rating with an overall PHAS score of 97% and a FY2003 physical assessment score of 29 out of a possible 30. This is the eighth consecutive year that this division has been rated by the Department of Housing and Urban Development as a High Performer. The Public Housing Division has attempted to reduce vacancies in public housing by achieving a 12.19 day average turnaround and has maintained an average monthly occupancy rate of 99% authority wide. The MCHA Public Housing Division provides quality housing which is evident by receiving 9 points out of a possible 10 for our resident survey results for FY 2003. This component appraises the level of satisfaction among our Public Housing residents. In addition, it operates a very successful modernization program with the aid of capital funds. We have received top scores in this area but the real sign of success is hearing all the "thanks" from happy residents.

We are proud to report that our Housing Choice Voucher Program has received 1085 new vouchers in recent years, which has expanded our supply of available assistance; as of 7/31/04 we are at a 95% leasing ratio; we continue to put new units on the program every month.

The MCHA strives to increase housing choices. The MCHA works intensely on the Voucher Homeownership Program. As of 7/31/04, 36 families have purchased homes under this Housing Choice Voucher Program option. Through our 5(h) Homeownership Program, we continue to offer affordable homes to residents who otherwise could never afford them. As of 7/31/04, the MCHA has sold 72 homes to low income families under the 5(h) Homeownership Program.

In order to provide an improved living environment for our residents, the MCHA has implemented several Public Housing security improvements. FY 2001 Public Housing Drug Elimination Program funds have been expended and work items included additional police patrol, as well as physical improvements that will help deter crime. This along with strong applicant screening and tougher eviction policies will ensure housing opportunities are offered to deserving families. As of 6/30/04 the MCHA has completed 589 background checks for the Public Housing Program for FY2003. The MCHA has denied eligibility to 19 Public Housing applicants per the requirements of our background screening policies and unfortunately have evicted two family for drug related lease violations. As a result of the Quality Housing Work Responsibility Act, the MCHA has implemented background checking policies for our HCVP; we have completed 777 background checks of HCVP applicants in FY2003 as of 6/30/04 of this year.

The MCHA promotes self-sufficiency and asset development of assisted households. Our very successful Family Self-Sufficiency Programs for Public Housing and Housing Choice Voucher Program participants have resulted in more families completing their contract goals and drawing down their accrued escrow. MCHA staff works very closely

with our Welfare-to-Work and Family Self-Sufficiency Program families. We have added 25 additional slots to our Public Housing Family Self-Sufficiency Program due to increased resident interest.

As of 7/31/04 we have 150 families participating in our Housing Choice Voucher Program and Public Housing Family Self Sufficiency Programs (127 for Housing Choice Voucher Program and 23 for Public Housing). We achieved 95% lease up of our Housing Choice Voucher Program subsidies during this past year and received a Certificate of Appreciation from HUD for our efforts in our Homeownership Programs. We continue our work with our local community agencies and County agencies in coordinating social services provided by these agencies with our housing assistance provided for the clients of the local agencies and we continue administration of Montgomery County, HUD Home Funding allocated to our County Community Development Agency under the HOME Program Tenant Based Rental Assistance Component.

The MCHA continues to maintain mutual respect and dignity with all residents of Montgomery County, assures financial responsibility and integrity by all participants and residents and achieves excellence through innovative program development and effective program management. The MCHA's mission and goals are for the benefit of all residents of Montgomery County.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

The Montgomery County Housing Authority defines substantial deviation or significant amendments or modification to its plan as discretionally changes in procedures or policies that fundamentally change the mission, goals , objectives or plans of the agency including the additions of non-emergency work items that are not included in the current 5-Year Action Plans, which require formal approval of the Board of Directors.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- b. 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)

Advisory Board Membership

Representing Bright Hope Community Residents

- Marie Johnson
- Yvonne Maldonato
- Laresten Walton
- Dawn Ziegler

Representing North Hills Manor Residents

- Sherry Rivers
- Sharon Hendrix

Representing Crest Manor Residents

- Carroll Woodridge
- Debbie Dewitt
- Cynthia Huff
- Althea Stokes

Representing Golden Age Manor Residents

- William Shear
- Margaret Lucidio
- Catherine Hamilton
- Christine Poullott

Representing Robert Smith Towers Residents

- Virginia Hennessey
- Charles Wagner
- John Evenoff
- Regina Grillo
- Regina Paliferro
- Anthony Almond
- Agnes Satter
- William Beidler

Representing Marshall W. Lee Towers Residents

- Donald Roop
- Jack Peterson
- Mary Durvas
- Jane Manduke
- Bob Wright

Representing Sidney Pollock House Residents

- Howard Frees
- Susan Baldwin
- Jackie Umble
- Frances Carter
- Loretta Chaback
- Verna Kinckiner
- Mary Sheha
- Genevieve Tascione
- Joseph Puc

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Charles Wagner

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: July 27, 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

Montgomery County commissioners
James R. Matthews
Thomas Jay Ellis, Esq.
Ruth S. Damsker

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (Montgomery County, Pennsylvania)

a. 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 on its waiting list 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)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs
 - To provide residents with economic and self-sufficiency opportunities
 - Modernize and revitalization of Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
- Other: (list below)

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

Housing and supportive services for low income residents
 Accessibility and disability services
 Elderly services
 First time homebuyers opportunities
 CDBG funding opportunities
 Consolidated Plan supports MCHA's Capital Fund Plans

(4) (Reserved)

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

The Montgomery County Housing Authority's Five Year Plan for Capital Improvements has been submitted to our Responsible Entity, Montgomery County Housing Services, for environmental review processing during HUD's 75 day review period of this Agency Plan.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to "project-base" any tenant-based HCVP vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

The MCHA may develop up to 20% of our allocated subsidies as Housing Choice Voucher Program project based units. These units will be located in all areas of Montgomery County in accordance with our HUD approved PBA Administrative Plan. Project basing is consistent with our PHA Plan as it provides for development of Housing Choice Voucher Program units in non-concentrated areas of our county.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and HCVP tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	HCVP Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	HCVP rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of HCVP payment standard policies. <input checked="" type="checkbox"/> Check here if included in HCVP 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest HCVP Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any HCVP special housing types <input checked="" type="checkbox"/> check here if included in HCVP Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	HCVP informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in HCVP Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any HCVP Homeownership program (Section _____ of the HCVP Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or HCVP.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

80Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$185,901.20			
3	1408 Management Improvements	\$55,000.00			
4	1410 Administration	\$92,950.60			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,774.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$160,483.20			
10	1460 Dwelling Structures	\$342,577.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00			
12	1470 Nondwelling Structures	\$14,820.00			
13	1475 Nondwelling Equipment	\$32,000.00			
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	Amount of Annual Grant: (sum of lines 2 – 20)	\$929,506.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	\$55,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$10,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$100,624.00			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-002 Bright Hope Estates	Replace Gas Lines	1460	L.S.	\$30,000.00				
“	Replace Chimneys	1460	35	\$38,624.00				
	Replace Smoke Detectors	1460	117 units	\$11,700.00				
	Subtotal			\$80,324.00				
PA-26-PO12-003 Bright Hope Manor	Replace Smoke Detectors	1460	100 units	\$10,000.00				
	Resurface & Paint Basketball Court	1450	L.S.	4,500.00				
	Subtotal			\$14,500.00				
PA-26-PO12-004 North Hills Manor	Replace Refrigerators	1465.1	20	\$5,000.00				
“	Waterproof & Finish Administration Bldg. Basement	1470	1	\$5,000.00				
“	Install gas shutoff valves	1460	L.S.	\$10,000.00				
“	Replace clothes poles	1450	100	\$8,000.00				
“	Replace smoke detectors	1460	50 units	\$5,000.00				
“	Replace sidewalk, curb, pads, & railings	1450	L.S.	\$78,483.20				
	Subtotal			\$111,483.20				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-005 Crest Manor	New electrical service (Prospect Ave.)	1450	L.S.	\$15,000.00				
“	Remove existing lighting from poles	1450	L.S.	\$2,000.00				
“	Replace sewer laterals	1450	L.S.	\$10,000.00				
“	Replace clothes poles	1450	80	\$6,000.00				
“	Replace smoke detectors	1460	40 units	\$4,000.00				
	Subtotal			\$37,000.00				
PA-26-PO12-006 Golden Age Manor	Replace sidewalks, concrete & railing at Boiler Room ramp	1450	500 sf	\$6,500.00				
“	Waterproof exterior of building	1460	1 bldg.	\$20,000.00				
“	Replace downspouts	1460	10	\$3,000.00				
“	Install A/C in community & pool rooms	1460	L.S.	\$10,000.00				
“	Replace waste stacks & bathroom drain lines	1460	L.S.	\$30,000.00				
“	Subtotal			\$69,500.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-007 Robert P. Smith Towers	Remodel bathrooms	1460	L.S.	\$40,000.00				
“	Waterproof exterior of building	1460	1	\$10,253.00				
“	Replace smoke detectors	1460	80 units	\$8,000.00				
	Subtotal			\$58,253.00				
PA-26-PO12-008 Scattered Sites	Minor Rehabilitation	1460	1 unit	\$5,000.00				
	Subtotal			\$5,000.00				
PA-26-PO12-009 Marshall W. Lee Towers	Waterproof exterior of building	1460	1	\$8,000.00				
“	Replace riser ball valves	1460	L.S.	\$25,000.00				
“	Renovate compactor	1460	1	\$4,000.00				
“	Remodel bathrooms	1460	L.S.	\$30,000.00				
	Subtotal			\$67,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-0011 Sidney Pollock House	Remodel bathrooms	1460	L.S.	\$25,000.00				
	Waterproof exterior of building	1460	1 bldg.	\$15,000.00				
	Subtotal			\$40,000.00				
HA Wide Non-Dwelling Structures								
Cherry Court	Minor Rehabilitation	1470	1 bldg.	\$9,820.00				
Parking Lot 453-455 High St.	Modernize Parking Lot at 453-455 High Street	1450	1	\$30,000.00				
	Subtotal			\$39,820.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations: As outlined under Section 519 – Public housing capital and operating funds beginning in 2000 PHAs with 250 or more units can use up to 20% of their capital fund allocation for operating fund activities	1406		\$186,901.20				
HA-Wide	Management Improvements: Public Housing Computer Software Training & Technical Support	1408		\$45,000.00				
“	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug related crime and other criminal activities, etc.	1408		\$10,000.00				
	Subtotal			\$55,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Administration: To improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units & sites, etc., and for environmental review costs.	1410		\$92,950.60				
HA-Wide	Fees & Costs: Architects & Engineers	1430		\$40,774.00				
HA-Wide	Non-Dwelling Equipment: Computer & Staff office equipment to improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units and sites, etc.							
	Personal Computers	1475	6	\$15,000.00				
	Printers	1475	6	\$9,000.00				
	Staff Office Equipment: Typewriters, fax, copier, etc.	1475	L.S.	\$8,000.00				
	Subtotal			\$32,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-002 Bright Hope Estates							
Gas lines	03/31/07			09/30/08			
Chimneys	03/31/07			09/30/08			
Smoke detectors	03/31/07			09/30/08			
PA-26-PO12-003 Bright Hope Manor							
Smoke detectors	03/31/07			09/30/08			
Basketball court	03/31/07			09/30/08			
PA-26-PO12-004 North Hills Manor							
Refrigerators	03/31/07			09/30/08			
Waterproof & Finish Admin. Bldg. Bsmt.	03/31/07			09/30/08			
Gas shutoff valves	03/31/07			09/30/08			
Clothes poles	03/31/07			09/30/08			
Smoke detectors	03/31/07			09/30/08			
Sidewalk, curb, pads & railings	03/31/07			09/30/08			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-005 Crest Manor							
Electrical Service Prospect Ave.	03/31/07			09/30/08			
Existing lighting from poles	03/31/07			09/30/08			
Sewer laterals	03/31/07			09/30/08			
Clothes poles	03/31/07			09/30/08			
Smoke detectors	03/31/07			09/30/08			
PA-26-PO12-006 Golden Age Manor							
Sidewalks, concrete, & railing at Boiler Rm. Ramp	03/31/07			09/30/08			
Waterproof exterior	03/31/07			09/30/08			
Replace downspouts	03/31/07			09/30/08			
Install A/C	03/31/07			09/30/08			
Waste stacks & bathroom drain lines	03/31/07			09/30/08			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-007 Robert P. Smith Towers							
Remodel bathrooms	03/31/07			09/30/08			
Waterproof exterior	03/31/07			09/30/08			
Smoke detectors	03/31/07			09/30/08			
PA-26-PO12-008 Scattered Sites							
Minor Rehabilitation	03/31/07			09/30/08			
PA-26-PO12-009 Marshall W. Lee Towers							
Waterproof exterior	03/31/07			09/30/08			
Riser ball valves	03/31/07			09/30/08			
Renovate compactor	03/31/07			09/30/08			
Remodel bathrooms	03/31/07			09/03/08			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-0011 Sidney Pollock House							
Remodel bathrooms	03/31/07			09/30/08			
Waterproof exterior	03/31/07			09/30/08			
HA-WIDE							
Cherry Court: Minor Rehabilitation	03/31/07			09/30/08			
453-455 High St.: Parking Lot	03/31/07			09/30/08			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Montgomery County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
PA-12-2		\$100,000.00	\$47,000.00	\$30,000.00	\$60,000.00
PA-12-3		\$46,000.00	\$68,000.00	\$73,200.00	\$8,000.00
PA-12-4		\$113,983.20	\$139,500.00	\$70,000.00	\$124,000.00
PA-12-5		\$60,000.00	\$10,000.00	\$133,483.20	\$50,000.00
PA-12-6		\$70,600.00	\$102,607.20	\$20,000.00	\$70,000.00
PA-12-7		\$35,000.00	\$18,600.00	\$28,500.00	\$55,000.00
PA-12-8		\$5,000.00	\$5,000.00	\$4,126.00	\$5,000.00
PA-12-9		\$21,500.00	\$8,400.00	\$30,000.00	\$94,880.20
PA-12-11		\$42,519.00	\$70,000.00	\$111,672.00	\$40,000.00
HA-Wide					
Non-Dwelling Structures		\$50,000.00	\$50,000.00	\$5,000.00	\$30,000.00
Non-Dwelling Equipment		\$26,547.00	\$26,547.00	\$49,673.00	\$26,547.00
Fees & Costs		\$24,505.00	\$50,000.00	\$40,000.00	\$32,227.00
Operations		\$185,901.20	\$185,901.20	\$185,901.20	\$185,901.20
Management Improvements		\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
Administration		\$92,950.60	\$92,950.60	\$92,950.60	\$92,950.60
CFP Funds Listed for 5-year planning		\$929,506.00	\$929,506.00	\$929,506.00	\$929,506.00
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-2 Bright Hope Estates	Replace hot air furnaces	\$30,000.00	PA-12-2 Bright Hope Estates	Paint 202 exterior metal entrance doors	\$40,000.00
Annual	“	Replace storm doors	\$50,000.00	“	Replace exterior hose bibs	\$7,000.00
Statement	“	Replace gas ranges	\$10,000.00		Subtotal	\$47,000.00
	“	Replace refrigerators	\$10,000.00			
		Subtotal	\$100,000.00	PA-12-3 Bright Hope Manor	Replace 26 exterior hose bibs	\$5,000.00
				“	Replace soffits under porch roofs	\$40,000.00
	PA-12-3 Bright Hope Manor	Seal coat macadam trash areas	\$6,000.00	“	Replace bathroom & kitchen faucets	\$23,000.00
	“	Replace storm doors	\$20,000.00		Subtotal	\$68,000.00
	“	Replace refrigerators	\$10,000.00			
	“	Replace ranges	\$10,000.00	PA-12-4 North Hills Manor	Replace & relocate boiler in Admin. Bldg.	\$10,000.00
		Subtotal	\$46,000.00	“	Topcoat & reline basketball court	\$8,000.00
	PA-12-4 North Hills Manor	Remove exhaust fan grills from exterior, cover openings	\$6,500.00	“	Remove Admin. Bldg. Chimney	\$10,000.00
	“	Top coat, seal and reline parking areas	\$10,000.00	“	Replace gas ranges & install receptacles	\$24,000.00
	“	Install front & rear frost proof faucets	\$10,000.00	“	Replace kitchen faucets	\$7,500.00
	“	Install flagpole	\$2,500.00	“	Replace windows	\$50,000.00
	“	Replace poles, backboards, etc., on basketball court	\$6,500.00	“	Install vanities, tops & faucets	\$30,000.00
	“	Replace sidewalks, curb, pads & railings	\$78,483.20		Subtotal	\$139,500.00
		Subtotal	\$113,983.20			
	Total CFP Estimated Cost		\$259,983.20			\$254,500.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-5 Crest Manor	Upgrade bathrooms	\$40,000.00	PA-12-5 Crest Manor	Replace exterior doors on office building	\$10,000.00
Annual	“	Install rear frost proof faucets	\$10,000.00		Subtotal	\$10,000.00
Statement	“	Topsoil, seeding, and landscaping	\$10,000.00			
		Subtotal	\$60,000.00			
	PA-12-6 Golden Age Manor	Upgrade fire alarm systems	\$5,000.00	PA-12-6 Golden Age Manor	Replace transformer	\$25,000.00
	“	Replace main electrical panels on first floor	\$8,600.00	“	Install A/C in corridors	\$77,607.20
	“	Replace generator and upgrade system	\$5,000.00		Subtotal	\$102,607.20
	“	Remove kitchen roof vents	\$20,000.00			
	“	Replace kitchen lighting	\$15,600.00			
	“	Replace floor tile in community, laundry & pool rooms	\$10,000.00			
	“	Replace handrails (Walnut St. stairs)	\$1,400.00			
	“	Replace drapes on first floor	\$5,000.00			
		Subtotal	\$70,600.00			
Total CFP Estimated Cost			\$130,600.00			\$112,607.20

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-7 Robert P. Smith Towers	Waterproof, caulk, grout, & replace or repair deteriorating concrete window sills/lintels	\$30,000.00	PA-12-7 Robert P. Smith Towers	Replace interior entrance lights in 72 units	\$10,000.00
Annual	“	Replace drapes on first floor	\$5,000.00	“	Install hallway light fixtures	\$5,000.00
Statement		Subtotal	\$35,000.00	“	Replace unit entry locks	\$3,600.00
					Subtotal	\$18,600.00
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		Subtotal	\$5,000.00		Subtotal	\$5,000.00
	PA-12-9 Marshall W. Lee Towers	Upgrade fire alarm system (smoke detectors)	\$10,000.00	PA-12-9 Marshall W. Lee Towers	Replace hallway light fixtures	\$4,800.00
	“	Install magnetic releases on community and laundry room doors	\$2,500.00	“	Replace unit entry locks	\$3,600.00
	“	Seal and line parking lot	\$4,000.00		Subtotal	\$8,400.00
		Replace electrical panel on first floor	\$5,000.00			
		Subtotal	\$21,500.00			
	PA-12-11 Sidney Pollock House	Replace sidewalk and curbing	\$38,519.00	PA-12-11 Sidney Pollock House	Replace kitchen cabinets	\$70,000.00
	“	Install fencing (outside sitting area)	\$4,000.00		Subtotal	\$70,000.00
		Subtotal	\$42,519.00			
	Total CFP Estimated Cost		\$104,019.00			\$102,000.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		Subtotal	\$26,547.00		Subtotal	\$26,547.00
	HA-Wide Fees & Costs	Architects & Engineers	\$24,505.00	HA-Wide Fees & Costs	Architects & Engineers	
Annual		Subtotal	\$24,505.00		Subtotal	\$50,000.00
Statement	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public Housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities	\$10,000.00
		Subtotal	\$55,000.00		Subtotal	\$55,000.00
	Total CFP Estimated Cost		\$106,052.00			\$131,547.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-4 North Hills Manor	Repair brick wall on Walnut Ave.	\$5,000.00	PA-12-4 North Hills Manor	Replace existing wall ties with decorative block at basketball court area and corners	\$30,000.00
Annual	“	Replace roofs	\$10,000.00	“	Drop ceilings in kitchens	\$17,000.00
Statement	“	Trim trees	\$5,000.00	“	Waterproof brick walls	\$77,000.00
	“	Install gutter guards	\$5,000.00		Subtotal	\$124,000.00
	“	Replace sidewalks, steps, & porch pads	\$45,000.00			
	“	Subtotal	\$70,000.00			
	PA-12-5 Crest Manor	Install cleanouts for sewer lines in front of units	\$15,000.00	PA-12-5 Crest Manor	Gas Lines	\$50,000.00
	“	Trim Trees	\$5,000.00		Subtotal	\$50,000.00
	“	Install gutter guards	\$5,000.00			
	“	Replace sidewalks, steps & porch pads	\$108,483.20			
		Subtotal	\$133,483.20			
	Total CFP Estimated Cost		\$203,483.20			\$174,000.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-6 Golden Age Manor	Replace roof ventilator, cap existing not in use	\$5,000.00	PA-12-6 Golden Age Manor	Replace hallway lighting	\$15,000.00
Annual	“	Replace closet doors	\$5,000.00	“	Seal & Reline Parking Lot	\$5,000.00
Statement	“	Replace roof	\$10,000.00	“	Replace Front Overhang	\$50,000.00
		Subtotal	\$20,000.00		Subtotal	\$70,000.00
	PA-12-7 Robert P. Smith Towers	Coat roof and pitch elevator roof	\$3,600.00	PA-12-7 Robert P. Smith Towers	Replace main sewer line in laundry	\$5,000.00
	“	Seal and line parking lot	\$2,400.00	“	Upgrade Boilers	\$50,000.00
	“	Upgrade heaters and controls	\$20,000.00		Subtotal	\$55,000.00
		Upgrade surveillance equipment	\$2,500.00			
		Subtotal	\$28,500.00			
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$4,126.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		Subtotal	\$4,126.00		Subtotal	\$5,000.00
	Total CFP Estimated Cost		\$52,626.00.00			\$130,000.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-11 Sidney Pollock House	Upgrade elevators	\$20,000.00	PA-12-11 Sidney Pollock House	Replace lobby & community room furniture	\$5,000.00
Annual	“	Upgrade fire alarm system	\$5,000.00	“	Install central air in community room	\$15,000.00
Statement	“	Resurface and line parking lot	\$5,200.00	“	Install water heaters	\$20,000.00
	“	Replace shut off valves and install backflow preventer on Pottstown Borough’s domestic water line	\$5,000.00		Subtotal	\$40,000.00
	“	Replace refrigerators in handicap units	\$3,600.00			
	“	Replace tub and shower faucets	\$8,000.00			
	“	Coat roof	\$5,000.00			
	“	Replace closet doors	\$24,872.00			
	“	Replace stoves and range hoods	\$10,000.00			
	“	Replace medicine cabinets and vanities	\$10,000.00			
	“	Replace hot and cold risers	\$5,000.00			
	“	Replace rear entrance door	\$10,000.00			
		Subtotal	\$111,672.00			
	Total CFP Estimated Cost		\$111,672.00			\$40,000.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		Trucks	\$23,126.00		Subtotal	\$26,547.00
Annual		Subtotal	\$49,673.00			
	HA-Wide Fees & Costs	Architects & Engineers	\$40,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$32,227.00
		Subtotal	\$40,000.00		Subtotal	\$32,227.00
Statement						
	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities	\$10,000.00
		Subtotal	\$55,000.00		Subtotal	\$55,000.00
	Total CFP Estimated Cost		\$144,673.00			\$113,774.00

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report: 6/30/04

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$198,043.00	\$198,042.00	\$198,042.00	\$198,042.00
3	1408 Management Improvements	\$55,000.00	\$51,966.00	\$51,966.00	\$51,966.00
4	1410 Administration	\$99,021.00	\$99,021.00	\$99,021.00	\$99,021.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$75,000.00	\$44,518.00	\$44,518.00	\$44,518.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$36,000.00	\$239,218.00	\$239,218.00	\$239,218.00
10	1460 Dwelling Structures	\$180,856.00	\$24,799.00	\$24,799.00	\$24,799.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$25,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$289,293.00	\$292,338.00	\$292,338.00	\$292,338.00
13	1475 Nondwelling Equipment	\$32,000.00	\$40,311.00	\$40,311.00	\$40,311.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$990,213.00	\$990,213.00	\$990,213.00	\$990,213.00
22	Amount of Line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$138,000.00	\$138,000.00	\$0.00	\$0.00
24	Amount of Line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security - Hard Costs	\$6,000.00	\$6,000.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$132,000.00	\$132,000.00	\$0.00	\$0.00

Annual Statement / Performance and Evaluation Report

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

06/30/04

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-002 BRIGHT HOPE ESTATES	REPLACE PORCH PADS 1400 122 001	1450	90 units	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	IN PROCESS, BALANCE TO FUTURE CF
	CLEAN EXTERIOR BUILDINGS 1400 122 002	1460	18 bldgs	\$10,256.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	CLEAN HEATING DUCTS 1400 122 003	1460	100 units	\$12,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	MODERNIZE COMMUNITY LAUNDRY FACILITY/MARKET 1400 122 004	1470	1 bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	COMPLETED THRU CDBG
	REHAB DWELLING UNITS 1400 122 004A	1460		\$0.00	\$1,098.00	\$1,098.00	\$1,098.00	COMPLETED CF00 YR1
	REPLACE SIDEWALKS 1400 122 004B	1450		\$0.00	\$107,359.00	\$107,359.00	\$107,359.00	IN PROCESS, BALANCE TO FUTURE CF CF2001 YR1
	SUBTOTAL				\$52,256.00	\$123,457.00	\$123,457.00	\$123,457.00
PA-26-P012-003 BRIGHT HOPE MANOR	RESEED LAWNS 1400 122 005	1450	20 units	\$2,000.00	\$1,500.00	\$1,500.00	\$1,500.00	COMPLETED
	CLEAN HEATING DUCTS 1400 122 006	1460	78 units	\$8,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE CONCRETE PAD EXTERIOR AND COMMUNITY BUILDING 1400 122 007	1450	1,225 sf	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	COMPLETED
	REPLACE FENCE AND GATES 1400 122 008	1450	44 lf	\$6,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	MODERNIZE COMMUNITY LAUNDRY FACILITY MARKET 1400 122 009	1470	1 bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	COMPLETED THRU CDBG
	REPLACE SIDEWALKS 1400 122 009A	1450		\$0.00	\$107,359.00	\$107,359.00	\$107,359.00	IN PROCESS, BALANCE TO FUTURE CF CF2001 YR1
SUBTOTAL				\$39,000.00	\$116,859.00	\$116,859.00	\$116,859.00	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-004 NORTH HILLS MANOR	INSTALL GAS FIRED BOILERS 1400 122 010	1460	7	\$30,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INSTALL HOT WATER HEATERS 1400 122 011	1460	7	\$27,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SITE IMPROVEMENTS 1400 122 012	1450	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL				\$62,000.00	\$0.00	\$0.00	\$0.00
PA-26-P012-005 CREST MANOR	INSTALL BEDROOM CLOSET DOORS 1400 122 013	1460	36 units	\$31,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INTERIOR LIGHTING 1400 122 014	1460	36 units	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE INTERIOR DOORS 1400 121 015	1460	18 units	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL				\$61,000.00	\$0.00	\$0.00	\$0.00
PA-26-P012-006 GOLDEN AGE MANOR	SPRING HINGES/LATCHES ON DOORS 1400 122 017	1460	85 units	\$5,400.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	AIR CONDITIONING IN COMM ROOM 1400 122 017A	1470		\$4,744.00	\$4,744.00	\$4,744.00	\$4,744.00	COMPLETED CF02 YR3
	SUBTOTAL				\$10,144.00	\$4,744.00	\$4,744.00	\$4,744.00
PA-26-P012-007 ROBERT P. SMITH TOWERS	SPRING HINGES/LATCHES ON DOORS 1400 122 018	1460	80 units	\$7,200.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	ROOFTOP HVAC 1400 122 018A	1460		\$0.00	\$4,609.00	\$4,609.00	\$4,609.00	IN PROCESS, BALANCE TO FUTURE CF CF2001 YR2
	SUBTOTAL				\$7,200.00	\$4,609.00	\$4,609.00	\$4,609.00

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

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-008 SCATTERED SITES	MINOR REHAB 1400 122 019	1460	1 unit	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL			\$5,000.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-009 MARSHALL W. LEE TOWERS	REPLACE 1ST FLOOR TILE/COVE BASE 1400 122 020	1460	2,936sf	\$15,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	COMMUNITY ROOM CHAIRS 1400 122 021	1470	385 lf 80	\$2,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	AIR CONDITIONING - COMM ROOM 1400 122 021A	1460		\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	CLOSET DOORS 1400 122 021B	1460		\$0.00	\$19,092.00	\$19,092.00	\$19,092.00	COMPLETED CG706 YR1
	SUBTOTAL			\$17,000.00	\$19,092.00	\$19,092.00	\$19,092.00	
PA-26-P012-011 SIDNEY POLLOCK HOUSE	RANGES AND RANGE HOODS 1400 122 022	1465.1	100	\$25,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL			\$25,000.00	\$0.00	\$0.00	\$0.00	
HA-WIDE	SUBSTANTIAL REHABILITATION OF MCHA RESOURCES CENTER 1400 122 023	1470	1bldg	\$220,549.00	\$253,699.00	\$253,699.00	\$253,699.00	COMPLETED
	NEW PARTITION WALLS 1400 122 024	1470	L.S.	\$32,000.00	\$33,895.00	\$33,895.00	\$33,895.00	COMPLETED
	SUBTOTAL			\$252,549.00	\$287,594.00	\$287,594.00	\$287,594.00	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS: AS OUTLINED UNDER SECTION 519- PUBLIC HOUSING CAPITAL AND OPERATING FUNDS, BEGINNING IN 2000, PHAs WITH 250 OR MORE UNITS CAN USE UP TO 20% OF THEIR CAPITAL FUND ALLOCATION FOR OPERATING FUND ACTIVITIES 1400 122 025	1406		\$198,043.00	\$198,042.00	\$198,042.00	\$198,042.00	COMPLETED
HA-WIDE	MANAGEMENT IMPROVEMENTS: PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 122 026	1408		\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	COMPLETED
	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 122 027	1408		\$10,000.00	\$6,966.00	\$6,966.00	\$6,966.00	COMPLETED
	SUBTOTAL			\$55,000.00	\$51,966.00	\$51,966.00	\$51,966.00	

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

MONTGOMERY COUNTY HOUSING AUTHORITY			Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				2002	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	ADMINISTRATION: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC., AND FOR ENVIRONMENTAL REVIEW COSTS 1400 122 028	1410		\$99,021.00	\$99,021.00	\$99,021.00	\$99,021.00	COMPLETED
HA-WIDE	FEES & COSTS: ARCHITECT & ENGINEERING FEES 1400 122 029	1430		\$75,000.00	\$44,518.00	\$44,518.00	\$44,518.00	COMPLETED
HA-WIDE	NON-DWELLING EQUIPMENT: COMPUTER & STAFF OFFICE EQUIPMENT: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC.							
	PERSONAL COMPUTERS 1400 122 030	1475	3	\$7,500.00	\$12,266.00	\$12,266.00	\$12,266.00	COMPLETED
	PRINTERS 1400 122 031	1475	3	\$4,500.00	\$0.00	\$0.00	\$0.00	DELETE
	STAFF OFFICE EQUIP: TYPWRITERS, FAX, COPIER, ETC. 1400 122 032	1475	L.S.	\$20,000.00	\$28,045.00	\$28,045.00	\$28,045.00	COMPLETED
	SUBTOTAL			\$32,000.00	\$40,311.00	\$40,311.00	\$40,311.00	
	GRAND TOTAL			\$990,213.00	\$990,213.00	\$990,213.00	\$990,213.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2002)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-P012-002							
REPLACE PORCH PADS 1400 122 001	05/30/04		09/30/03	09/30/05			IN PROCESS, BALANCE TO FUTURE CF
CLEAN EXTERIOR BUILDINGS 1400 122 002	05/30/04			09/30/05			TRANSFER TO FUTURE CF
CLEAN HEATING DUCTS 1400 122 003	05/30/04			09/30/05			TRANSFER TO FUTURE CF
MODERNIZE COMMUNITY LAUNDRY FACILITY/MARKET 1400 122 004	05/30/04		03/31/03	09/30/05		06/30/03	COMPLETED THRU CDBG
REHAB DWELLING UNITS 1400 122 004A		03/31/04	09/30/03		09/30/05	12/31/03	COMPLETED
REPLACE SIDEWALKS 1400 122 004B		03/31/04	09/30/03		09/30/05		TRANSFER TO FUTURE CF
PA-26-P012-003							
RESEED LAWNS 1400 122 005	05/30/04		03/31/03	09/30/05		03/31/03	COMPLETED
CLEAN HEATING DUCTS 1400 122 006	05/30/04			09/30/05			TRANSFER TO FUTURE CF
REPLACE CONCRETE PAD EXTERIOR & COMMUNITY BLDG 1400 122 007	05/30/04		09/30/03	09/30/05		06/30/04	COMPLETED
REPLACE FENCE AND GATES 1400 122 008	05/30/04			09/30/05			TRANSFER TO FUTURE CF

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>PA-26-P012-003</u> MODERNIZE COMMUNITY LAUNDRY FACILITY/MARKET 1400 122 009	05/30/04		03/31/03	09/30/05		06/30/03	COMPLETED THRU CDBG
REPLACE SIDEWALKS 1400 122 009A		03/31/04	09/30/03		09/30/05		IN PROCESS, BALANCE TO FUTURE CF
<u>PA-26-P012-004</u> INSTALL GAS FIRED BOILERS 1400 122 010	05/30/04			09/30/05			TRANSFER TO FUTURE CF
INSTALL HOT WATER HEATERS 1400 122 011	05/30/04			09/30/05			TRANSFER TO FUTURE CF
SITE IMPROVEMENTS 1400 122 012	05/30/04			09/30/05			TRANSFER TO FUTURE CF
<u>PA-26-P012-005</u> INSTALL BEDROOM CLOSET DOORS 1400 122 013	05/30/04			09/30/05			TRANSFER TO FUTURE CF
INTERIOR LIGHTING 1400 122 014	05/30/04			09/30/05			TRANSFER TO FUTURE CF
REPLACE INTERIOR DOORS 1400 122 015	05/30/04			09/30/05			TRANSFER TO FUTURE CF

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-P012-006 SPRING HINGES & LATCHES ON DOORS 1400 122 017	05/30/04			09/30/05			TRANSFER TO FUTURE CF
A/C IN COMMUNITY RM 1400 122 017A	05/30/04		07/31/02	09/30/05		10/31/02	COMPLETED
PA-26-P012-007 SPRING HINGES & LATCHES ON DOORS 1400 122 018	05/30/04			09/30/05			TRANSFER TO FUTURE CF
ROOFTOP HVAC 1400 122 018A		03/31/04	03/31/04		09/30/05		IN PROCESS, BALANCE TO FUTURE CF
PA-26-P012-008 MINOR REHABILITATION 1400 122 019	05/30/04			09/30/05			TRANSFER TO FUTURE CF
PA-26-P012-009 REPLACE 1ST FLOOR TILE & COVE BASE 1400 122 020	05/30/04			09/30/05			TRANSFER TO FUTURE CF
COMMUNITY ROOM CHAIRS 1400 122 021	05/30/04			09/30/05			TRANSFER TO FUTURE CF
AIR CONDITION COMMUNITY RM 1400 122 021A		03/31/04	09/30/02		09/30/05	09/30/03	COMPLETED
CLOSET DOORS 1400 122 021B		03/31/04	09/30/02		09/30/05	09/30/03	COMPLETED

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>PA-26-P012-011</u> RANGES & RANGE HOODS 1400 122 022	05/30/04			09/30/05			TRANSFER TO FUTURE CF
<u>HA-WIDE</u> <u>MCHA RESOURCE</u> <u>CENTER</u> SUBSTANTIAL REHAB 1400 122 023	05/30/04		12/31/01	09/30/05		06/30/03	COMPLETED
PARTITION WALLS 1400 122 024	05/30/04		08/31/02	09/30/05		12/31/02	COMPLETED

Annual Statement / Performance and Evaluation Report

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$207,772.00	\$163,477.00	\$163,477.00	\$163,477.00
3	1408 Management Improvements	\$55,000.00	\$55,000.00	\$9,486.00	\$9,486.00
4	1410 Administration	\$103,886.00	\$81,739.00	\$81,739.00	\$81,739.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$75,000.00	\$44,443.00	\$37,527.00	\$14,580.00
8	1440 Site Acquisition	\$61,227.00	\$61,227.00	\$61,227.00	\$8,254.00
9	1450 Site Improvement	\$90,000.00	\$124,168.00	\$94,168.00	\$26,947.00
10	1460 Dwelling Structures	\$187,600.00	\$194,072.00	\$66,472.00	\$66,472.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$25,000.00	\$15,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$201,375.00	\$46,000.00	\$29,700.00	\$0.00
13	1475 Nondwelling Equipment	\$32,000.00	\$32,261.00	\$20,261.00	\$20,261.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,038,860.00	\$817,387.00	\$564,057.00	\$391,216.00
22	Amount of Line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security - Hard Costs	\$6,000.00	\$6,000.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$272,375.00	\$272,375.00	\$0.00	\$0.00

Annual Statement / Performance and Evaluation Report

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

06/30/04

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-002 BRIGHT HOPE ESTATES	REPLACE PORCH PADS 1400 123 001	1450	90 units	\$15,000.00	\$10,000.00	\$0.00	\$0.00	PENDING
	CLEAN EXTERIOR BUILDINGS 1400 123 002	1460	18 bldgs	\$15,000.00	\$10,000.00	\$0.00	\$0.00	PENDING
	CLEAN HEATING DUCTS 1400 123 003	1460	100 units	\$12,000.00	\$7,000.00	\$0.00	\$0.00	PENDING
	REPLACE SIDEWALKS 1400 123 003A	1450		\$0.00	\$94,168.00	\$94,168.00	\$26,947.00	IN PROCESS
	SUBTOTAL			\$42,000.00	\$121,168.00	\$94,168.00	\$26,947.00	
PA-26-P012-003 BRIGHT HOPE MANOR	RESEED LAWNS 1400 123 004	1450	20 units	\$2,000.00	\$2,000.00	\$0.00	\$0.00	PENDING
	CLEAN HEATING DUCTS 1400 123 005	1460	78 units	\$8,000.00	\$8,000.00	\$0.00	\$0.00	PENDING
	REPLACE CONCRETE PAD EXTERIOR AND COMMUNITY BUILDING 1400 123 006	1450	1,225 sf	\$8,000.00	\$8,000.00	\$0.00	\$0.00	PENDING
	REPLACE FENCE AND GATES 1400 123 007	1470	44 lf	\$6,000.00	\$6,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$24,000.00	\$24,000.00	\$0.00	\$0.00	
PA-26-P012-004 NORTH HILLS MANOR	INSTALL GAS FIRED BOILERS 1400 123 008	1460	7	\$30,000.00	\$20,000.00	\$0.00	\$0.00	PENDING
	INSTALL HOT WATER HEATERS 1400 123 009	1460	7	\$27,000.00	\$17,000.00	\$0.00	\$0.00	PENDING
	SITE IMPROVEMENTS 1400 123 010	1450	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$62,000.00	\$42,000.00	\$0.00	\$0.00	
PA-26-P012-005 CREST MANOR	INSTALL BEDROOM CLOSET DOORS 1400 123 011	1460	36 units	\$31,000.00	\$21,000.00	\$0.00	\$0.00	PENDING
	INTERIOR LIGHTING 1400 123 012	1460	36 units	\$20,000.00	\$10,000.00	\$0.00	\$0.00	PENDING
	REPLACE INTERIOR DOORS 1400 123 013	1460	18 units	\$10,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$61,000.00	\$36,000.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-006 GOLDEN AGE MANOR	SPRING HINGES/LATCHES ON DOORS 1400 123 014	1460	85 units	\$5,400.00	\$5,400.00	\$0.00	\$0.00	PENDING
	REPLACE EMERGENCY GENERATOR 1400 123 014A	1460		\$0.00	\$66,472.00	\$66,472.00	\$66,472.00	IN PROCESS, BALANCE TO FUTURE CF CF2003 YR4
	SUBTOTAL			\$5,400.00	\$71,872.00	\$66,472.00	\$66,472.00	
PA-26-P012-007 ROBERT P. SMITH TOWERS	SPRING HINGES/LATCHES ON DOORS 1400 123 015	1460	80 units	\$7,200.00	\$7,200.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$7,200.00	\$7,200.00	\$0.00	\$0.00	
PA-26-P012-008 SCATTERED SITES	MINOR REHAB 1400 123 016	1460	1 unit	\$5,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
PA-26-P012-009 MARSHALL W. LEE TOWERS	REPLACE 1ST FLOOR TILE/COVE BASE 1400 123 017	1460	2,936sf 385 lf	\$15,000.00	\$10,000.00	\$0.00	\$0.00	PENDING
	COMMUNITY ROOM CHAIRS 1400 123 018	1460	80	\$2,000.00	\$2,000.00	\$0.00	\$0.00	PENDING
	REPAIR RETAINING WALL & DRAINAGE 1400 123 019	1450	340 lf	\$60,000.00	\$5,000.00	\$0.00	\$0.00	PENDING, BALANCE TO FUTURE CF
	SUBTOTAL			\$77,000.00	\$17,000.00	\$0.00	\$0.00	
PA-26-P012-011 SIDNEY POLLOCK HOUSE	RANGES AND RANGE HOODS 1400 123 020	1465.1	100	\$25,000.00	\$15,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$25,000.00	\$15,000.00	\$0.00	\$0.00	
HA-WIDE	SUBSTANTIAL REHABILITATION OF MCHA RESOURCES CENTER 1400 123 021	1470	1bldg	\$195,375.00	\$40,000.00	\$29,700.00	\$0.00	IN PROCESS
	SUBTOTAL			\$195,375.00	\$40,000.00	\$29,700.00	\$0.00	
HA-WIDE	MODERNIZE PARKING LOT 1400 123 022	1440	1	\$61,227.00	\$61,227.00	\$61,227.00	\$8,254.00	IN PROCESS, BALANCE TO FUTURE CF

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS: AS OUTLINED UNDER SECTION 519-PUBLIC HOUSING CAPITAL AND OPERATING FUNDS, BEGINNING IN 2000, PHAs WITH 250 OR MORE UNITS CAN USE UP TO 20% OF THEIR CAPITAL FUND ALLOCATION FOR OPERATING FUND ACTIVITIES 1400 123 023	1406		\$207,772.00	\$163,477.00	\$163,477.00	\$163,477.00	COMPLETED
HA-WIDE	MANAGEMENT IMPROVEMENTS: PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 123 024	1408		\$45,000.00	\$45,000.00	\$9,297.00	\$9,297.00	IN PROCESS
	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 123 025	1408		\$10,000.00	\$10,000.00	\$189.00	\$189.00	IN PROCESS
	SUBTOTAL			\$55,000.00	\$55,000.00	\$9,486.00	\$9,486.00	
HA-WIDE	ADMINISTRATION: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC., AND FOR ENVIRONMENTAL REVIEW COSTS 1400 123 026	1410		\$103,886.00	\$81,739.00	\$81,739.00	\$81,739.00	COMPLETED

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	FEES & COSTS: ARCHITECT & ENGINEERING FEES 1400 123 027	1430		\$75,000.00	\$44,443.00	\$37,527.00	\$14,580.00	IN PROCESS
HA-WIDE	NON-DWELLING EQUIPMENT: COMPUTER & STAFF OFFICE EQUIPMENT: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC.							
	PERSONAL COMPUTERS 1400 123 028	1475	3	\$7,500.00	\$7,500.00	\$0.00	\$0.00	PENDING
	PRINTERS 1400 123 029	1475	3	\$4,500.00	\$4,500.00	\$0.00	\$0.00	PENDING
	STAFF OFFICE EQUIP: TYPWRITERS, FAX, COPIER, ETC. 1400 123 030	1475	L.S.	\$20,000.00	\$20,261.00	\$20,261.00	\$20,261.00	COMPLETED
	SUBTOTAL			\$32,000.00	\$32,261.00	\$20,261.00	\$20,261.00	
	GRAND TOTAL			\$1,038,860.00	\$817,387.00	\$564,057.00	\$391,216.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2003)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>PA-26-P012-002</u> REPLACE PORCH PADS 1400 123 001	03/31/05			09/30/05			
CLEAN EXTERIOR BUILDINGS 1400 123 002	03/31/05			09/30/05			
CLEAN HEATING DUCTS 1400 123 003	03/31/05			09/30/05			
REPLACE SIDEWALKS 1400 123 003A		03/31/05			09/30/05		
<u>PA-26-P012-003</u> RESEED LAWNS 1400 123 004	03/31/05			09/30/05			
CLEAN HEATING DUCTS 1400 123 005	03/31/05			09/30/05			
REPLACE CONCRETE PAD EXTERIOR & COMMUNITY BLDG 1400 123 006	03/31/05			09/30/05			
REPLACE FENCE AND GATES 1400 123 007	03/31/05			09/30/05			
<u>PA-26-P012-004</u> INSTALL GAS FIRED BOILERS 1400 123 008	03/31/05			09/30/05			
INSTALL HOT WATER HEATERS 1400 123 009	03/31/05			09/30/05			
SITE IMPROVEMENTS 1400 123 010	03/31/05			09/30/05			

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>PA-26-P012-005</u> INSTALL BEDROOM CLOSET DOORS 1400 123 011 INTERIOR LIGHTING 1400 123 012 REPLACE INTERIOR DOORS 1400 123 013	03/31/05			09/30/05			
<u>PA-26-P012-006</u> SPRING HINGES & LATCHES ON DOORS 1400 123 014 REPLACE EMERGENCY GENERATOR 1400 123 014A	03/31/05	03/31/05		09/30/05	09/30/05		
<u>PA-26-P012-007</u> SPRING HINGES & LATCHES ON DOORS 1400 123 015	03/31/05			09/30/05			
<u>PA-26-P012-008</u> MINOR REHABILITATION 1400 123 016	03/31/05			09/30/05			

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>PA-26-P012-009</u> REPLACE 1ST FLOOR TILE & COVE BASE 1400 123 017	03/31/05			09/30/05			
COMMUNITY ROOM CHAIRS 1400 123 018	03/31/05			09/30/05			
REPAIR RETAINING WALL & DRAINAGE 1400 123 019							
<u>PA-26-P012-011</u> RANGES & RANGE HOODS 1400 123 020	03/31/05			09/30/05			
<u>HA-WIDE MCHA RESOURCE CENTER</u> SUBSTANTIAL REHAB 1400 123 021	03/31/05			09/30/05			
<u>HA-WIDE</u> MODERNIZE PARKING LOT 1400 123 022	03/31/05			09/30/05			

Annual Statement / Performance and Evaluation Report

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2003 (50203) Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 (2ND)
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$33,892.20	\$0.00	\$33,892.20	\$33,892.20
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$16,946.10	\$0.00	\$16,946.10	\$16,946.10
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$118,622.70	\$0.00	\$118,622.70	\$105,832.70
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$169,461.00	\$0.00	\$169,461.00	\$156,671.00
22	Amount of Line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2003 (50203) Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 (2ND)		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-002 BRIGHT HOPE ESTATES	REPLACE PORCH PADS	1450	90 units	\$118,622.70	\$0.00	\$118,622.70	\$105,832.70	IN PROCESS
HA-WIDE	OPERATIONS: AS OUTLINED UNDER SECTION 519- PUBLIC HOUSING CAPITAL AND OPERATING FUNDS, BEGINNING IN 2000, PHAs WITH 250 OR MORE UNITS CAN USE UP TO 20% OF THEIR CAPITAL FUND ALLOCATION FOR OPERATING FUND ACTIVITIES	1406		\$33,892.20	\$0.00	\$33,892.20	\$33,892.20	COMPLETED
HA-WIDE	ADMINISTRATION: TO IMPROVE OVERALL OPERATIONS,	1410		\$16,946.10	\$0.00	\$16,946.10	\$16,946.10	COMPLETED
	GRAND TOTAL			\$169,461.00	\$0.00	\$169,461.00	\$156,671.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2003 (50203))

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-P012-002 REPLACE PORCH PADS	03/31/05			09/30/05			