

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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 for certain types of 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 Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Montgomery County

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Montgomery County

PHA Number: PA012

PHA Fiscal Year Beginning: 01/2006

PHA Programs Administered:

Public Housing and HCVP

Number of public housing units: 614
Number of HCVP units: 2,562

HCVP Only

Number of HCVP 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: | | | | |

PHA Plan Contact Information:

Name: Beth Zearfoss
TDD:

Phone: (610) 326-7333, Ext. 24
Email (if available): bzearfoss@montcoha.org

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 Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

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 Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. HCVP(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

Attachments:

- A – (pa012a01) CFP FY 2003 Performance & Evaluation Report – Parts I, II, III & Line Item Analysis
- B – (pa012b01) CFP FY 2004 Performance & Evaluation Report – Parts I, II, III & Line Item Analysis
- C – (pa012c01) Criteria for Substantial Deviations and Significant Amendments
- D – (pa012d01) Resident Advisory Board Membership

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: HCVP only PHAs are not required to complete this component.

A. 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 B.

| 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:

B. 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 next component.

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)

2. Capital Improvement Needs

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

Exemptions: HCVP only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status | |
|--|---|
| a. Development Name: | |
| b. Development Number: | |
| c. Status of Grant: | |
| <input type="checkbox"/> | Revitalization Plan under development |
| <input type="checkbox"/> | Revitalization Plan submitted, pending approval |
| <input type="checkbox"/> | Revitalization Plan approved |
| <input type="checkbox"/> | Activities pursuant to an approved Revitalization Plan underway |

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. 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:
5. 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:

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

(if applicable) [24 CFR Part 903.12(c), 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:

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- 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 seven (7) years under HUD's 5(h) Homeownership Program and four (4) years under the HCVP Homeownership option. Over this period of time we have sold approximately 115 homes to low to moderate income families.

The majority of the families that purchased homes under the MCHA Homeownership Programs have been successful in their First Time Homeownership endeavors.

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

- Counseling first timehome 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; and
- Ability to do yearly and interim re-examinations for homeownership families and new buy ups for homeownership families.

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.

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.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based HCVP vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)

2. 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.

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

- The PHA has based its statement of needs of families on its waiting lists 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)

3. 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

6. Supporting Documents Available for Review for Streamlined 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 | 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; | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan | Streamlined Annual Plans |
| X | Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. | 5 Year and standard Annual 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 | Annual Plan: Housing Needs |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | housing needs for families on the PHA's public housing and HCVP tenant-based waiting lists. | |
| 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 |
| | Deconcentration Income Analysis | 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input 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 |
| 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 |
| 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 |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public | Annual Plan: Conversion of |

| List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | 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. | 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 16 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. | Annual Plan: Pet Policy |
| 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 |
| X | Deconcentration Analysis | Annual Plan: Operations and Management |
| X | Income Targeting Analysis (PH Only) | Annual Plan: Operations and Management |
| X | Maintenance Plan and Charges | Annual Plan: Operations and Management |
| N/A | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

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

| 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: 2006 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2006 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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 | \$162,392.60 | | | |
| 3 | 1408 Management Improvements | \$55,000.00 | | | |
| 4 | 1410 Administration | \$81,196.30 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$37,052.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$227,622.10 | | | |
| 10 | 1460 Dwelling Structures | \$159,200.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$40,000.00 | | | |
| 12 | 1470 Nondwelling Structures | \$15,500.00 | | | |
| 13 | 1475 Nondwelling Equipment | \$24,000.00 | | | |
| 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 | \$10,000.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$811,963.00 | | | |
| 22 | Amount of line 21 Related to LBP Activities | 0.00 | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | \$80,000.00 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | \$10,000.00 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | \$6,500.00 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$119,200.00 | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | | |
| 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 hot air furnaces * | 1460 | 50 | \$20,000.00 | | | | |
| “ | Replace gas ranges * | 1465.1 | 30 | \$10,000.00 | | | | |
| “ | Replace refrigerators * | 1465.1 | 20 | \$10,000.00 | | | | |
| | Subtotal | | | \$40,000.00 | | | | |
| PA-26-PO12-003 Bright Hope Manor | Replace refrigerators * | 1465.1 | 20 | \$10,000.00 | | | | |
| “ | Replace ranges * | 1465.1 | 30 | \$10,000.00 | | | | |
| | Subtotal | | | \$20,000.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | | |
| 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-PO12-004 North Hills Manor | Install bathroom exhaust fans * | 1460 | 50 | \$7,000.00 | | | | |
| “ | Topcoat, seal and reline existing parking areas | 1450 | 4,000 sf | \$6,500.00 | | | | |
| “ | Install front & rear frost proof faucets * | 1460 | 50 | \$8,000.00 | | | | |
| | Subtotal | | | \$21,500.00 | | | | |
| PA-26-PO12-005 Crest Manor | Replace existing sidewalks, pads, and walkways | 1450 | 25,465 sf | \$128,122.10 | | | | |
| “ | Upgrade bathrooms * | 1460 | 20 | \$25,000.00 | | | | |
| “ | Install rear frost proof faucets * | 1460 | 50 | \$10,000.00 | | | | |
| “ | Topsoil, seeding, and landscaping | 1450 | 6,000 sf | \$10,000.00 | | | | |
| “ | Topcoat, seal and reline existing parking areas | 1450 | 16,490 sf | \$50,000.00 | | | | |
| | Subtotal | | | \$223,122.10 | | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2006 | | |
| 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-PO12-006 Golden Age Manor | Upgrade fire alarm system | 1460 | 1 bldg. | \$5,000.00 | | | | |
| “ | Replace smoke detectors * | 1460 | 1 bldg. | \$5,000.00 | | | | |
| “ | Replace main electrical panels on first floor | 1460 | 2 panels | \$8,600.00 | | | | |
| “ | Replace kitchen lighting * | 1460 | 156 | \$15,600.00 | | | | |
| “ | Replace floor tile in community & pool rooms * | 1460 | 3,448 sf | \$10,000.00 | | | | |
| | Subtotal | | | \$44,200.00 | | | | |
| PA-26-PO12-007 Robert P. Smith Towers | Waterproof, caulk, grout, & replace or repair deteriorating concrete window sills/lintels | 1460 | 1 bldg. | \$20,000.00 | | | | |
| “ | Replace drapes on first floor | 1460 | 32 | \$5,000.00 | | | | |
| | Subtotal | | | \$25,000.00 | | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | | |
| 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-PO12-009 Marshall W. Lee Towers | Upgrade fire alarm system | 1460 | 1 bldg. | \$5,000.00 | | | | |
| “ | Replace smoke detectors * | 1460 | 1 bldg. | \$5,000.00 | | | | |
| “ | Seal and line parking lot * | 1450 | 7,514 sf | \$4,000.00 | | | | |
| “ | Replace electrical panel on first floor | 1460 | 1 panel | \$5,000.00 | | | | |
| | Subtotal | | | \$19,000.00 | | | | |
| PA-26-PO12-0011 Sidney Pollock House | Replace sidewalk and curbing | 1450 | 1,600 sf sdwlk 315 lf curb | \$20,000.00 | | | | |
| “ | Install fencing (outside sitting area) * | 1450 | 94 lf | \$4,000.00 | | | | |
| “ | Replace blinds on first floor | 1460 | 38 | \$5,000.00 | | | | |
| | Subtotal | | | \$29,000.00 | | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | | |
| 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 | | \$162,392.60 | | | | |
| 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, other criminal activities, security patrol (including private and local police), etc. | 1408 | | \$10,000.00 | | | | |
| | Subtotal | | | \$55,000.00 | | | | |

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

**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: 2006 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | | | |
|---|---|--|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| 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: Salaries, employee benefits. | 1410 | | \$81,196.30 | | | | |
| HA-Wide | Fees & Costs: Architects & Engineers | 1430 | | \$37,052.00 | | | | |
| HA-Wide | Reasonable Accommodations: Various modifications as needed for reasonable accommodations | 1502 | | \$10,000.00 | | | | |
| HA-Wide | Non-Dwelling Equipment: Computer & Staff office equipment to improve overall operations, maintain high PHAS scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units and sites, etc. | | | | | | | |
| | Personal Computers | 1475 | 4 | \$8,000.00 | | | | |
| | Printers | 1475 | 6 | \$8,000.00 | | | | |
| | Staff Office Equipment: Typewriters, Fax, copier, etc. | 1475 | L.S. | \$8,000.00 | | | | |
| | Subtotal | | | \$24,000.00 | | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2006 | |
| 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 | | | | | | | |
| Hot air furnaces | 03/31/08 | | | 09/30/10 | | | |
| Gas Ranges | 03/31/08 | | | 09/30/10 | | | |
| Refrigerators | 03/31/08 | | | 09/30/10 | | | |
| PA-26-PO12-003 Bright Hope Manor | | | | | | | |
| Trash areas | 03/31/08 | | | 09/30/10 | | | |
| Refrigerators | 03/31/08 | | | 09/30/10 | | | |
| Ranges | 03/31/08 | | | 09/30/10 | | | |
| PA-26-PO12-004 North Hills Manor | | | | | | | |
| Bathroom exhaust fans | 03/31/08 | | | 09/30/10 | | | |
| Parking areas | 03/31/08 | | | 09/30/10 | | | |
| Faucets | 03/31/08 | | | 09/30/10 | | | |
| PA-26-PO12-005 Crest Manor | | | | | | | |
| Sidewalks, pads, & walkways | 03/31/08 | | | 09/30/10 | | | |
| Bathrooms | 03/31/08 | | | 09/30/10 | | | |
| Faucets | 03/31/08 | | | 09/30/10 | | | |
| Topsoil, seed, landscape | 03/31/08 | | | 09/30/10 | | | |
| Parking areas | 03/31/08 | | | 09/30/10 | | | |

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

| 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: 2006 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2006 | |
| 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-PO12-006 Golden Age Manor | | | | | | | |
| Fire alarm | 03/31/08 | | | 09/30/10 | | | |
| Smoke detectors | 03/31/08 | | | 09/30/10 | | | |
| Electrical panels | 03/31/08 | | | 09/30/10 | | | |
| Kitchen lighting | 03/31/08 | | | 09/30/10 | | | |
| Floor tile | 03/31/08 | | | 09/30/10 | | | |
| PA-26-PO12-007 Robert P. Smith Towers | | | | | | | |
| Waterproof, caulk, grout, sills/lintels | 03/31/08 | | | 09/30/10 | | | |
| Replace Drapes | 03/31/08 | | | 09/30/10 | | | |
| PA-26-PO12-009 Marshall W. Lee Towers | | | | | | | |
| Fire alarm | 03/31/08 | | | 09/30/10 | | | |
| Smoke detectors | 03/31/08 | | | 09/30/10 | | | |
| Seal & line parking lot | 03/31/08 | | | 09/30/10 | | | |
| Electrical panel | 03/31/08 | | | 09/30/10 | | | |
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7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

| 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: 2006 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2006 | |
| 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 | | | | | | | |
| Sidewalk and curbing | 03/31/08 | | | 09/30/10 | | | |
| Fencing | 03/31/08 | | | 09/30/10 | | | |
| Replace blinds | 03/31/08 | | | 09/30/10 | | | |
| | | | | | | | |
| HA-WIDE | | | | | | | |
| Cherry Court: Electric, HVAC, Security | 03/31/08 | | | 09/30/10 | | | |
| Replace Carpeting | 03/31/08 | | | 09/30/10 | | | |
| Parking Lot - High St: Topsoil, seed, landscape | 03/31/08 | | | 09/30/10 | | | |

8. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|---------------------|--|--|--|---|
| Part I: Summary | | | | | |
| PHA Name: Montgomery County Housing Authority | | | | | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1 |
| Development Number/Name/HA- Wide | Year 1 2006 | Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008 | Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009 | Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010 |
| | Annual Statement | | | | |
| PA-12-2 | | \$47,000.00 | \$30,000.00 | \$60,000.00 | \$84,500.00 |
| PA-12-3 | | \$68,000.00 | \$73,200.00 | \$8,000.00 | \$92,500.00 |
| PA-12-4 | | \$139,500.00 | \$175,556.10 | \$114,173.90 | \$70,000.00 |
| PA-12-5 | | \$10,000.00 | \$25,000.00 | \$50,000.00 | \$104,607.20 |
| PA-12-6 | | \$100,554.10 | \$20,000.00 | \$70,000.00 | \$75,000.00 |
| PA-12-7 | | \$18,600.00 | \$28,500.00 | \$55,000.00 | \$17,946.90 |
| PA-12-8 | | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$5,000.00 |
| PA-12-9 | | \$8,400.00 | \$30,000.00 | \$94,880.20 | \$25,000.00 |
| PA-12-11 | | \$70,000.00 | \$106,672.00 | \$40,000.00 | \$40,000.00 |
| HA-Wide | | | | | |
| Non-Dwelling Structures | | \$50,000.00 | \$10,000.00 | \$30,000.00 | \$12,500.00 |
| Non-Dwelling Equipment | | \$26,547.00 | \$49,673.00 | \$26,547.00 | \$26,547.00 |
| Fees & Costs | | \$50,000.00 | \$40,000.00 | \$40,000.00 | \$40,000.00 |
| Operations | | \$185,314.60 | \$185,314.60 | \$185,314.60 | \$185,314.60 |
| Management Improvements | | \$55,000.00 | \$55,000.00 | \$55,000.00 | \$55,000.00 |
| Administration | | \$92,657.30 | \$92,657.30 | \$92,657.30 | \$92,657.30 |
| CFP Funds Listed for 5-year planning | | \$926,573.00 | \$926,573.00 | \$926,573.00 | \$926,573.00 |
| Replacement Housing Factor Funds | | | | | |

8. 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>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | PA-12-2 Bright Hope Estates | Replace exterior doors | \$40,000.00 | PA-12-2 Bright Hope Estates | Replace water heaters | \$10,000.00 |
| Annual | “ | Replace exterior hose bibs | \$7,000.00 | “ | Replace heat ducts | \$9,000.00 |
| Statement | | Subtotal | \$47,000.00 | “ | Landscaping | \$5,000.00 |
| | | | | “ | Replace clothes poles | \$6,000.00 |
| | | | | | Subtotal | \$30,000.00 |
| | PA-12-3 Bright Hope Manor | Replace exterior hose bibs | \$5,000.00 | PA-12-3 Bright Hope Manor | Replace heat ducts | \$9,000.00 |
| | “ | Replace soffits under porch roofs | \$40,000.00 | “ | Replace hot air heaters | \$39,000.00 |
| | “ | Replace bathroom & kitchen faucets | \$23,000.00 | “ | Install gutter guards | \$8,000.00 |
| | | Subtotal | \$68,000.00 | “ | Landscaping | \$5,000.00 |
| | | | | “ | Seal parking lot and reline | \$4,000.00 |
| | | | | “ | Replace clothes poles | \$5,000.00 |
| | | | | “ | Replace office carpet | \$3,200.00 |
| | | | | | Subtotal | \$73,200.00 |
| | PA-12-4 North Hills Manor | Replace & relocate boiler in Admin. Bldg. | \$10,000.00 | PA-12-4 North Hills Manor | Repair brick wall on Walnut Avenue | \$5,000.00 |
| | “ | Topcoat & reline basketball court | \$8,000.00 | “ | Replace roofs | \$115,556.10 |
| | “ | Remove Admin. Bldg. chimney | \$10,000.00 | “ | Landscaping | \$5,000.00 |
| | “ | Replace gas ranges & install receptacles | \$24,000.00 | “ | Install gutter guards | \$5,000.00 |
| | “ | Replace kitchen faucets | \$7,500.00 | “ | Replace windows | \$45,000.00 |
| | “ | Replace windows | \$50,000.00 | | Subtotal | \$175,556.10 |
| | “ | Install vanities, tops & faucets | \$30,000.00 | | | |
| | | Subtotal | \$139,500.00 | | | |
| | Total CFP Estimated Cost | | \$254,500.00 | | | \$278,756.10 |

8. 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>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | PA-12-5 Crest Manor | Replace exterior doors on office building | \$10,000.00 | PA-12-5 Crest Manor | Install cleanouts for sewer lines in front of units | \$15,000.00 |
| Annual Statement | | Subtotal | \$10,000.00 | “ | Landscaping | \$5,000.00 |
| | | | | “ | Install gutter guards | \$5,000.00 |
| | | | | | Subtotal | \$25,000.00 |
| | PA-12-6 Golden Age Manor | Replace transformer | \$22,946.90 | PA-12-6 Golden Age Manor | Replace roof ventilator cap, existing not in use | \$5,000.00 |
| | “ | Install A/C in corridors | \$77,607.20 | “ | Replace closet doors | \$5,000.00 |
| | | Subtotal | \$100,554.10 | “ | Replace roof | \$10,000.00 |
| | | | | | Subtotal | \$20,000.00 |
| | PA-12-7 Robert P. Smith Towers | Replace interior entrance lights in 72 units | \$10,000.00 | PA-12-7 Robert P. Smith Towers | Coat roof and pitch elevator roof | \$3,600.00 |
| | “ | Install hallway light fixtures | \$5,000.00 | “ | Seal and line parking lot | \$2,400.00 |
| | “ | Replace unit entry locks | \$3,600.00 | “ | Upgrade heaters & controls | \$20,000.00 |
| | | Subtotal | \$18,600.00 | “ | Upgrade surveillance equipment | \$2,500.00 |
| | | | | | Subtotal | \$28,500.00 |
| | Total CFP Estimated Cost | | \$129,154.10 | | | \$73,500.00 |

8. 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>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | PA-12-8 Scattered Sites | Replace heating system | \$5,000.00 | PA-12-8 Scattered Sites | Replace kitchen cabinets | \$5,000.00 |
| Annual Statement | | Subtotal | \$5,000.00 | | Subtotal | \$5,000.00 |
| | PA-12-9 Marshall W. Lee Towers | Replace hallway light fixtures | \$4,800.00 | PA-12-9 Marshall W. Lee Towers | Replace boilers & domestic hot water heaters | \$20,000.00 |
| | “ | Replace unit entry locks | \$3,600.00 | “ | Replace roof | \$10,000.00 |
| | | Subtotal | \$8,400.00 | | Subtotal | \$30,000.00 |
| | PA-12-11 Sidney Pollock House | Replace kitchen cabinets | \$70,000.00 | PA-12-11 Sidney Pollock House | Upgrade elevators | \$20,000.00 |
| | | Subtotal | \$70,000.00 | “ | Resurface & line pkg. lot | \$5,200.00 |
| | | | | “ | Replace shut off valves & install backflow preventer on Pottstown Borough’s water line | \$5,000.00 |
| | | | | “ | Replace refrigerators in handicap units | \$3,600.00 |
| | | | | “ | Replace tub & 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 hot & cold risers | \$15,000.00 |
| | | | | “ | Replace rear entrance door | \$10,000.00 |
| | | | | | Subtotal | 106,672.00 |
| | Total CFP Estimated Cost | | \$83,400.00 | | | \$141,672.00 |

8. 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>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | HA Wide Non-Dwelling Structures Cherry Court | Roof, HVAC system, water service, windows, plumbing, electric, etc. | \$45,000.00 | HA-Wide Non-Dwelling Structures Cherry Court | Seal and line parking lot | \$5,000.00 |
| | Parking Lot: 453-455 High Street, Pottstown | Topsoil, seeding, landscaping | \$5,000.00 | Parking Lot: 453-455 High Street, Pottstown | Topsoil, seeding, landscaping | \$5,000.00 |
| Annual Statement | | Subtotal | \$50,000.00 | | Subtotal | \$10,000.00 |
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| Total CFP Estimated Cost | | | \$50,000.00 | | | \$10,000.00 |

8. 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>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
| 2006 | 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 | | Trucks | \$23,126.00 |
| | | | | | Subtotal | \$49,673.00 |
| | HA-Wide Fees & Costs | Architects & Engineers | \$50,000.00 | HA-Wide Fees & Costs | Architects & Engineers | \$40,000.00 |
| Annual | | Subtotal | \$50,000.00 | | Subtotal | \$40,000.00 |
| 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, other criminal activities, security patrol (including private and local police), etc. | \$10,000.00 | “ | Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc. | \$10,000.00 |
| | | Subtotal | \$55,000.00 | | Subtotal | \$55,000.00 |
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| | | | | | | |
| Total CFP Estimated Cost | | | \$131,547.00 | | | \$144,673.00 |

8. 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>2009</u> FFY Grant: 2009 PHA FY: 2009 | | | Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | PA-12-2 Bright Hope Estates | Landscape & reseed | \$10,000.00 | PA-12-2 Bright Hope Estates | Replace gutters, & downspouts, & install gutter guards | \$20,000.00 |
| Annual | “ | Replace porch roofs 20 Bldgs. | \$50,000.00 | “ | Remove & Replace Chimneys | \$15,000.00 |
| Statement | | Subtotal | \$60,000.00 | “ | Install chimney caps | \$10,000.00 |
| | | | | “ | Install smoke detectors in bedrooms | \$22,000.00 |
| | | | | “ | Replace smoke detectors in units | \$15,000.00 |
| | | | | “ | Replace office carpeting | \$2,500.00 |
| | | | | | Subtotal | \$84,500.00 |
| | | | | | | |
| | PA-12-3 Bright Hope Manor | 50 LF Retaining wall between D&E Bldg. | \$4,000.00 | PA-12-3 Bright Hope Manor | Replace storm doors | \$30,000.00 |
| | “ | 50 LF Retaining wall at end of E Bldg. | \$4,000.00 | “ | Replace rain gutters & downspouts | \$20,000.00 |
| | | Subtotal | \$8,000.00 | “ | Replace smoke detectors in units | \$30,000.00 |
| | | | | “ | Mill, resurface, & line basketball court | \$10,000.00 |
| | | | | “ | Install dryer vents | \$2,500.00 |
| | | | | | | \$92,500.00 |
| | | | | | | |
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| | | | | | | |
| | Total CFP Estimated Cost | | \$68,000.00 | | | \$177,000.00 |

8. 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>2009</u> FFY Grant: 2009 PHA FY: 2009 | | | Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010 | | |
| 2006 | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | PA-12-4 North Hills Manor | Replace existing wall ties with decorative block at basketball court area & corners | \$30,000.00 | PA-12-4 North Hills Manor | Replace 7 boilers | \$30,000.00 |
| Annual | “ | Install drop ceilings in kitchens | \$17,000.00 | “ | Replace domestic hot water heaters | \$20,000.00 |
| Statement | “ | Waterproof brick walls | \$67,173.90 | “ | Replace cold water mains to buildings | \$20,000.00 |
| | | Subtotal | \$114,173.90 | | Subtotal | \$70,000.00 |
| | | | | | | |
| | PA-12-5 Crest Manor | Gas Lines | \$50,000.00 | PA-12-5 Crest Manor | Replace gas furnaces | \$30,000.00 |
| | | Subtotal | \$50,000.00 | “ | Replace hot water heaters | \$12,000.00 |
| | | | | “ | Replace interior doors | \$30,000.00 |
| | | | | “ | Replace siding | \$32,607.20 |
| | | | | | Subtotal | \$104,607.20 |
| | | | | | | |
| | PA-12-6 Golden Age Manor | Replace hallway lighting | \$15,000.00 | PA-12-6 Golden Age Manor | Replace lavatory sinks & faucets with vanities | \$20,000.00 |
| | “ | Seal & reline parking lot | \$5,000.00 | “ | Replace shower faucets | \$15,000.00 |
| | “ | Replace front overhang | \$50,000.00 | “ | Install bypass circulator system on boilers | \$10,000.00 |
| | | Subtotal | \$70,000.00 | “ | Replace kitchen & bathroom copper drain lines | \$25,000.00 |
| | | | | “ | Install A/C in Laundry Rm. | \$5,000.00 |
| | | | | | Subtotal | \$75,000.00 |
| | | | | | | |
| Total CFP Estimated Cost | | | \$234,173.90 | | | \$249,607.20 |

8. 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>2009</u> FFY Grant: 2009 PHA FY: 2009 | | | Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010 | | |
| 2006 | 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 |
| Annual | | Subtotal | \$26,547.00 | | | |
| | HA-Wide Fees & Costs | Architects & Engineers | \$40,000.00 | HA-Wide Fees & Costs | Architects & Engineers | \$40,000.00 |
| | | Subtotal | \$40,000.00 | | Subtotal | \$40,000.00 |
| 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, other criminal activities, security patrol (including private and local police), etc. | \$10,000.00 | “ | Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc. | \$10,000.00 |
| | | Subtotal | \$55,000.00 | | Subtotal | \$55,000.00 |
| Total CFP Estimated Cost | | | \$121,547.00 | | | \$121,547.00 |