

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: 2007

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: 01/2007

PHA Programs Administered:

Public Housing and HCVP

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

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: Rebecca Schaeffer
TDD:

Phone: (610) 326-7333, Ext. 30
Email (if available): bschaeffer@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 2007
[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 2005 Performance & Evaluation Report – Parts I, II, III & Line Item Analysis
- B – (pa012b01) Executive Summary
- C – (pa012c01) Resident Membership on PHA Governing Board
- 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-LLL a, *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.)

MCHA does administer a HCVP Homeownership Program in accordance with regulations for this program and MCHA Resolution #00-782.

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 and partnerships with local agencies. Implement and administer American Dream Downpayment Initiative HOME Program.

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 five (5) 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 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; and
- Ability to do yearly and interim re-examinations for homeownership families and new buy ups for homeownership families.
- Training other PHAs in administration of HCVP Homeownership option.

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 and HUD has considered our HCVP Homeownership Program so noteworthy that it featured it (as one of only 10 PHAs) as part of its last two HCVP Homeownership Program studies.

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):

- 53 units - Ardmore, PA - slated to go under HAP contract within next two to three months.
- 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 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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 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 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: 2007 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<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	\$185,314.60			
3	1408 Management Improvements	\$55,000.00			
4	1410 Administration	\$92,657.30			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$65,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$14,500.00			
10	1460 Dwelling Structures	\$415,414.10			
11	1465.1 Dwelling Equipment—Nonexpendable	\$8,687.00			
12	1470 Nondwelling Structures	\$56,000.00			
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)	\$926,573.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	\$10,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$10,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$41,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$322,727.00			

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: 2007 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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 exterior doors	1460	50	\$40,000.00				
“	Replace exterior hose bibs*	1460	20	\$7,000.00				
	Subtotal			\$47,000.00				
PA-26-PO12-003 Bright Hope Manor	Replace exterior hose bibs*	1460	20	\$5,000.00				
“	Replace soffits under porch roofs	1460	156	\$40,000.00				
	Replace bathroom & kitchen faucets*	1460	156	\$23,000.00				
	Subtotal			\$68,000.00				

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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	Replace & relocate boiler in Admin. Bldg.*	1470	1	\$10,000.00				
“	Topcoat & reline basketball court	1450	5,000 sf.	\$9,500.00				
“	Remove Admin. Bldg. Chimney	1470	1 bldg.	\$10,000.00				
“	Replace gas ranges & install receptacles*	1460	50	\$33,000.00				
“	Replace kitchen faucets*	1460	50	\$7,500.00				
“	Install vanities, tops & faucets*	1460	50	\$40,000.00				
	Subtotal			\$110,000.00				
PA-26-PO12-005 Crest Manor	Replace exterior doors on office building	1470	7	\$11,000.00				
	Subtotal			\$11,000.00				
PA-26-PO12-006 Golden Age Manor	Replace transformer	1465.1	1	\$8,687.00				
“	Waterproof, caulk, grout, & replace or repair deteriorating concrete window sills/lintels	1460	1 bldg.	21,313.00				
	Subtotal			\$30,000.00				

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								
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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	Replace interior entrance lights*	1460	80	\$5,000.00				
“	Install hallway light fixtures*	1460	100	\$10,000.00				
“	Replace unit entry locks	1460	80	\$5,000.00				
“	Replace lavatory faucets*	1460	80	\$12,000.00				
	Subtotal			\$32,000.00				
PA-26-PO12-009 Marshall W. Lee Towers	Replace hallway light fixtures*	1460	50	\$5,000.00				
“	Replace unit entry locks	1460	80	\$5,000.00				
“	Pressure wash, re-point building, remove & replace deteriorating mortar, patch concrete walls, remove & replace caulk, waterproof exterior	1460	1 bldg.	\$85,000.00				
	Subtotal			\$95,000.00				

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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	Replace kitchen cabinets*	1460	100 units	\$42,374.10				
“	Waterproof, caulk, grout, & replace or repair deteriorating concrete window sills/lintels	1460	1 bldg.	34,227.00				
	Subtotal			\$76,601.10				
HA Wide Non-Dwelling Structures								
Cherry Court	Repair electric, improve HVAC system, and upgrade security	1470	1 bldg.	\$25,000.00				
Parking Lot 453-455 High St.	Topsoil, seeding, and landscaping *	1450	3,000 sf	\$5,000.00				
	Subtotal			\$30,000.00				

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: 2007 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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		\$185,314.60				
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: 2007 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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		\$92,657.30				
HA-Wide	Fees & Costs: Architects & Engineers	1430		\$65,000.00				
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: 2007 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007	
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								
Exterior doors	03/31/09			09/30/11				
Exterior hose bibs	03/31/09			09/30/11				
PA-26-PO12-003 Bright Hope Manor								
Exterior hose bibs	03/31/09			09/30/11				
Soffits under porch roofs	03/31/09			09/30/11				
Bath & kitchen faucets	03/31/09			09/30/11				
PA-26-PO12-004 North Hills Manor								
Boiler Admin. Bldg.	03/31/09			09/30/11				
Basketball court	03/31/09			09/30/11				
Admin. Bldg. chimney	03/31/09			09/30/11				
Gas ranges & receptacles	03/31/09			09/30/11				
Kitchen faucets	03/31/09			09/30/11				
Windows	03/31/09			09/30/11				
Vanities, tops & faucets	03/31/09			09/30/11				
PA-26-PO12-005 Crest Manor								
Exterior doors Office Building	03/31/09			09/30/11				

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: 2007 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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							
Transformer	03/31/09			09/30/11			
Waterproof, caulk, grout, & replace sills/lintels	03/31/09			09/30/11			
PA-26-PO12-007 Robert P. Smith Towers							
Interior entrance lights	03/31/09			09/30/11			
Hallway light fixtures	03/31/09			09/30/11			
Unit entry locks	03/31/09			09/30/11			
Lavatory faucets	03/31/09			09/30/11			
PA-26-PO12-008 Scattered Sites							
Heating system	03/31/09			09/30/11			
PA-26-PO12-009 Marshall W. Lee Towers							
Hallway light fixtures	03/31/09			09/30/11			
Unit entry locks	03/31/09			09/30/11			

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: 2007 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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							
Kitchen cabinets	03/31/09			09/30/11			
Waterproof, caulk, grout, & replace sills/lintels	03/31/09			09/30/11			
HA-WIDE							
Cherry Court: Electric, HVAC, Security	03/31/09			09/30/11			
Parking Lot - High St: Topsoil, seeding & landscaping	03/31/09			09/30/11			

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 checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
PA-12-2		\$55,000.00	\$65,000.00	\$64,500.00	\$45,000.00
PA-12-3		\$90,200.00	\$92,500.00	\$30,000.00	\$15,500.00
PA-12-4		\$66,874.00	\$77,000.00	\$108,554.10	\$83,000.00
PA-12-5		\$25,000.00	\$68,000.00	\$112,000.00	\$73,000.00
PA-12-6		\$42,754.10	\$65,000.00	\$100,000.00	\$48,400.00
PA-12-7		\$52,500.00	\$67,554.10	\$17,000.00	\$85,200.00
PA-12-9		\$40,000.00	\$27,000.00	\$25,000.00	\$106,954.10
PA-12-11		\$111,600.00	\$40,000.00	\$40,000.00	\$50,000.00
HA-Wide					
Non-Dwelling Structures		\$15,000.00	\$20,000.00	\$25,000.00	\$15,000.00
Non-Dwelling Equipment		\$49,673.00	\$26,547.00	\$26,547.00	\$26,547.00
Fees & Costs		\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Contingency		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
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>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-5 Crest Manor	Install Cleanouts for sewer lines in front of units	\$15,000.00	PA-12-5 Crest Manor	Replace gas lines	\$68,000.00
Annual		Landscaping	\$5,000.00		Subtotal	\$68,000.00
Statement		Install gutter guards	\$5,000.00			
		Subtotal	\$25,000.00			
	PA-12-6 Golden Age Manor	Replace roof ventilator cap	\$5,000.00	PA-12-6 Golden Age Manor	Replace LED Lights & hallway light fixtures	\$15,000.00
	“	Replace closet doors	\$5,000.00	“	Seal & reline parking lot	\$10,000.00
	“	Replace roof	\$32,754.10	“	Replace front overhang~	\$40,000.00
		Subtotal	\$42,754.10		Subtotal	\$65,000.00
	PA-12-7 Robert P. Smith Towers	Coat roof and pitch elevator roof	\$20,000.00	PA-12-7 Robert P. Smith Towers	Replace main sewer line in laundry	\$27,554.10
	“	Seal & reline parking lot	\$10,000.00	“	Upgrade boilers	\$40,000.00
	“	Upgrade heaters & controls	\$20,000.00		Subtotal	\$67,554.10
	“	Upgrade surveillance equipment	\$2,500.00			
		Subtotal	\$52,500.00			
	Total CFP Estimated Cost		\$120,254.10			\$200,554.10

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>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA-12-9 Marshall W. Lee Towers	Replace boilers & domestic hot water heaters	\$20,000.00	PA-12-9 Marshall W. Lee Towers	Replace backflow preventor & booster pump	\$15,000.00
	“	Replace roof	\$20,000.00	“	Replace tub drains	\$12,000.00
		Subtotal	\$40,000.00		Subtotal	\$27,000.00
	PA-12-11 Sidney Pollock House	Upgrade elevators	\$20,000.00			
	“	Resurface & line pkg. lot	\$10,000.00	PA-12-11 Sidney Pollock House	Replace lobby & community room furniture	\$5,000.00
	“	Replace refrigerators in handicap units	\$3,600.00	“	Install central air in community room	\$15,000.00
	“	Replace tub & shower faucets	\$8,000.00	“	Install water heaters	\$20,000.00
	“	Coat roof	\$10,000.00		Subtotal	\$40,000.00
	“	Replace closet doors	\$25,000.00			
	“	Replace stoves & range hoods	\$10,000.00			
	“	Replace hot & cold risers	\$15,000.00			
	“	Replace rear entrance doors	\$10,000.00			
		Subtotal	\$111,600.00			
Total CFP Estimated Cost			\$151,600.00			\$67,000.00

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>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide Non-Dwelling Structures Cherry Court	Seal & line parking lot	\$10,000.00	HA-Wide Non-Dwelling Structures Cherry Court	Parking lot barrier arm	\$10,000.00
Annual	Parking Lot: 453-455 High Street, Pottstown	Topsoil, seeding, landscaping	\$5,000.00	Parking Lot: 453-455 High Street, Pottstown	Surveillance equipment	\$5,000.00
Statement		Subtotal	\$15,000.00	“	Topsoil, seeding, & landscaping	\$5,000.00
					Subtotal	\$20,000.00
Total CFP Estimated Cost			\$15,000.00			\$20,000.00

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>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009		
2007	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 Statement		Replace trucks	\$23,126.00		Subtotal	\$26,547.00
		Subtotal	\$49,673.00			
	HA-Wide Fees & Costs	Architects & Engineers	\$35,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$35,000.00
		Subtotal	\$35,000.00		Subtotal	\$35,000.00
	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$10,000.00	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$10,000.00
		Subtotal	\$10,000.00		Subtotal	\$10,000.00
	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			\$149,673.00			\$126,547.00

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>2010</u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>2011</u> FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-4 North Hills Manor	Replace 7 boilers	\$30,000.00	PA-12-4 North Hills Manor	Replace heating & domestic hot water lines	\$30,000.00
Annual	“	Replace domestic hot water heaters	\$20,000.00	“	Replace refrigerators	\$5,000.00
Statement	“	Replace cold water mains to buildings	\$58,554.10	“	Waterproof Admin. Bldg. Bsmt.	\$5,000.00
		Subtotal	\$108,554.10	“	Install gas shutoff valves	\$10,000.00
				“	Replace clothes poles	\$8,000.00
				“	Replace smoke detectors	\$5,000.00
				“	Replace Windows	\$20,000.00
					Subtotal	\$83,000.00
	PA-12-5 Crest Manor	Replace gas furnaces	\$30,000.00	PA-12-5 Crest Manor	Stucco Administration Building	\$10,000.00
	“	Replace hot water heaters	\$20,000.00	“	Upgrade ducts	10,000.00
	“	Replace interior doors	\$30,000.00	“	Install bedroom closet doors	\$21,000.00
	“	Replace siding	\$32,000.00	“	Interior lighting	\$10,000.00
		Subtotal	\$112,000.00	“	Remove existing lighting from poles	\$2,000.00
				“	Replace sewer laterals	\$10,000.00
				“	Replace clothes poles	\$6,000.00
				“	Replace smoke detectors	\$4,000.00
					Subtotal	\$73,000.00
Total CFP Estimated Cost			\$220,554.10			\$156,000.00

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>2010</u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>2011</u> FFY Grant: 2011 PHA FY: 2011		
2007	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		Subtotal	\$26,547.00
	HA-Wide Fees & Costs	Architects & Engineers	\$35,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$35,000.00
		Subtotal	\$35,000.00		Subtotal	\$35,000.00
Statement						
	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$10,000.00	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$10,000.00
		Subtotal	\$10,000.00		Subtotal	\$10,000.00
	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			\$126,547.00			\$126,547.00

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: 2005 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:06/30/06
 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	\$185,314.60	\$185,314.60	\$185,314.60	\$185,314.60
3	1408 Management Improvements	\$55,000.00	\$59,786.90	\$56,065.90	\$56,065.90
4	1410 Administration	\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30
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	\$40,774.00	\$40,774.00	\$19,708.64	\$19,708.64
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$160,483.20	\$276,583.48	\$276,583.48	\$276,583.48
10	1460 Dwelling Structures	\$340,523.90	\$237,956.72	\$180,277.84	\$180,277.84
11	1465.1 Dwelling Equipment-Nonexpendable	\$5,000.00	\$1,500.00	\$1,500.00	\$1,500.00
12	1470 Nondwelling Structures	\$14,820.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$32,000.00	\$32,000.00	\$4,747.32	\$4,747.32
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 Collaterization 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)	\$926,573.00	\$926,573.00	\$816,855.08	\$816,855.08
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	\$13,600.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 21 Related to Security - Soft Costs	\$10,000.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security - Hard Costs	\$24,000.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$164,874.00	\$0.00	\$0.00	\$0.00

Annual Statement / Performance and Evaluation Report

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

06/30/06

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	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 GAS LINES 1400 125 001	1460	L.S.	\$30,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE CHIMNEYS 1400 125 002	1460	35	\$36,570.90	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	REPLACE SMOKE DETECTORS 1400 125 003	1460	117 units	\$11,700.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	SUBTOTAL				\$78,270.90	\$0.00	\$0.00	\$0.00
PA-26-P012-003 BRIGHT HOPE MANOR	REPLACE SMOKE DETECTORS 1400 125 004	1460	78 units	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	RESURFACE & PAINT BASKETBALL CT 1400 125 005	1450	2,600 sf	\$4,500.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	SUBTOTAL				\$14,500.00	\$0.00	\$0.00	\$0.00
PA-26-P012-004 NORTH HILLS MANOR	REPLACE REFRIGERATORS 1400 125 006	1465.1	20	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	WATERPROOF ADMN BLDG BASEMNT 1400 125 007	1470	1	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	INSTALL GAS SHUTOFF VALVES 1400 125 008	1460	L.S.	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE CLOTHES POLES 1400 125 009	1450	100	\$8,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE SMOKE DETECTORS 1400 125 010	1460	50 units	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE SIDEWLK,CURB,PAD,RAILGS 1400 125 011	1450	L.S.	\$78,483.20	\$276,161.42	\$276,161.42	\$276,161.42	COMPLETED
SUBTOTAL				\$111,483.20	\$276,161.42	\$276,161.42	\$276,161.42	
PA-26-P012-005	NEW ELECTRICAL SER (PROSPECT AV)	1450	L.S.	\$15,000.00	\$0.00	\$0.00	\$0.00	COMPLETED-GEN FUND

Annual Statement / Performance and Evaluation Report

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

06/30/06

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	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CREST MANOR	1400 125 012 REMOVE EXISTING LIGHTING FROM POLES	1450	L.S.	\$2,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 013 REPLACE SEWER LATERALS	1450	L.S.	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 014 REPLACE CLOTHES POLES	1450	80	\$6,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 015 REPLACE SMOKE DETECTORS	1460	40 units	\$4,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 016 SUBTOTAL				\$37,000.00	\$0.00	\$0.00	\$0.00
PA-26-P012-006 GOLDEN AGE MANOR	1400 125 017 REPLACE SIDEWAKS, CONCRETE & RAILING AT BOILER ROOM RAMP	1450	500 sf	\$6,500.00	\$0.00	\$0.00	\$0.00	COMPLETED CG708
	1400 125 018 WATERPROOF EXTERIOR OF BUILDING	1460	1 bldg	\$20,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
	1400 125 019 REPLACE DOWNSPOUTS	1460	10	\$3,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 020 INSTALL A/C IN COMMUNITY&POOL RM	1460	L.S.	\$10,000.00	\$0.00	\$0.00	\$0.00	COMPLETED-GEN FUND
	1400 125 021 REPLACE WASTE STACKS & BATHRM DRAIN LINES	1460	L.S.	\$30,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	SUBTOTAL			\$69,500.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-007 ROBERT P. SMITH TOWERS	1400 125 022 REMODEL BATHROOMS	1460	L.S.	\$40,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 023 WATERPROOF EXTERIOR OF BUILDING	1460	1	\$10,253.00	\$65,813.16	\$8,134.28	\$8,134.28	IN PROCESS
	1400 125 024 REPLACE SMOKE DETECTORS	1460	80 units	\$8,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	SUBTOTAL			\$58,253.00	\$65,813.16	\$8,134.28	\$8,134.28	
PA-26-P012-008 SCATTERED	1400 125 025 MINOR REHAB	1460	1 unit	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR1

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	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SITES		SUBTOTAL		\$5,000.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-009	WATERPROOF EXTERIOR OF BUILDING 1400 125 026	1460	1	\$8,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
MARSHALL W. LEE TOWERS	REPLACE RISER BALL VALVES 1400 125 027	1460	L.S.	\$25,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	RENOVATE COMPACTOR 1400 125 028	1460	1	\$4,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REMODEL BATHROOMS 1400 125 029	1460	L.S.	\$30,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE WINDOWS 1400 125 029A	1460		\$0.00	\$172,143.56	\$172,143.56	\$172,143.56	COMPLETED
SUBTOTAL				\$67,000.00	\$172,143.56	\$172,143.56	\$172,143.56	
PA-26-P012-011	REMODEL BATHROOMS 1400 125 030	1460	L.S.	\$25,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
SIDNEY POLLOCK HOUSE	WATERPROOF EXTERIOR OF BUILDING 1400 125 031	1460	1 bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
	LOBBY FURNITURE 1400 125 031A	1465.1		\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	COMPLETED
SUBTOTAL				\$40,000.00	\$1,500.00	\$1,500.00	\$1,500.00	
HA WIDE NON-DWELLING STRUCTURES	MINOR REHABILITATION 1400 125 032	1470	1bldg	\$9,820.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
CHERRY COURT	MODERNIZE PARKING LOT 1400 125 033	1450	1	\$30,000.00	\$422.06	\$422.06	\$422.06	COMPLETED
453-455 HIGH STREET	SUBTOTAL			\$39,820.00	\$422.06	\$422.06	\$422.06	
HA-WIDE	OPERATIONS: AS OUTLINED UNDER SECTION 519- PUBLIC HOUSING CAPITAL AND	1406		\$185,314.60	\$185,314.60	\$185,314.60	\$185,314.60	COMPLETED

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	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	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 125 034							
HA-WIDE	MANAGEMENT IMPROVEMENTS: PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 125 035	1408		\$45,000.00	\$49,786.90	\$49,786.90	\$49,786.90	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 125 036	1408		\$10,000.00	\$10,000.00	\$6,279.00	\$6,279.00	IN PROCESS
	SUBTOTAL			\$55,000.00	\$59,786.90	\$56,065.90	\$56,065.90	
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 125 037	1410		\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30	COMPLETED
HA-WIDE	FEES & COSTS: ARCHITECT & ENGINEERING FEES 1400 125 038	1430		\$40,774.00	\$40,774.00	\$19,708.64	\$19,708.64	IN PROCESS

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	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
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 125 039	1475	6	\$15,000.00	\$15,000.00	\$4,747.32	\$4,747.32	IN PROCESS
	PRINTERS 1400 125 040	1475	6	\$9,000.00	\$9,000.00	\$0.00	\$0.00	PENDING
	STAFF OFFICE EQUIP:TYPEWRITERS, FAX, COPIER, ETC. 1400 125 041	1475	L.S.	\$8,000.00	\$8,000.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$32,000.00	\$32,000.00	\$4,747.32	\$4,747.32	
	GRAND TOTAL			\$926,573.00	\$926,573.00	\$816,855.08	\$816,855.08	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2005)

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>							
GAS LINES 1400 125 001	03/31/07			09/30/08			
CHIMNEYS 1400 125 002	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 003	03/31/07			09/30/08			
<u>PA-26-P012-003</u>							
SMOKE DETECTORS 1400 125 004	03/31/07			09/30/08			
BASKETBALL COURT 1400 125 005	03/31/07			09/30/08			
<u>PA-26-P012-004</u>							
REFRIGERATORS 1400 125 006	03/31/07			09/30/08			
WATERPROOF & FINISH ADM BLDG BASEMENT 1400 125 007	03/31/07			09/30/08			
GAS SHUTOFF VALVES 1400 125 008	03/31/07			09/30/08			
CLOTHES POLES 1400 125 009	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 010	03/31/07			09/30/08			
SIDEWALK, CURB, PADS & RAILINGS 1400 125 011	03/31/07		02/28/05	09/30/08		11/30/05	COMPLETED

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2005)

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> ELECTRICAL SERV PROSPECT AVE 1400 125 012	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED
EXISTING LIGHTING FROM POLES 1400 125 013	03/31/07			09/30/08			
SEWER LATERALS 1400 125 014	03/31/07			09/30/08			
CLOTHES POLES 1400 125 015	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 016	03/31/07			09/30/08			
<u>PA-26-P012-006</u> SIDEWALKS, CONCRETE& RAILS BOILER RM RAMP 1400 125 017	03/31/07		12/31/05	09/30/08		12/31/05	
WATERPROOF EXT 1400 125 018	03/31/07			09/30/08			
REPLACE DOWNSPOUTS 1400 125 019	03/31/07			09/30/08			
INSTALL A/C COMM RM/PL RM 1400 125 020	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED
WASTE STACKS & BATHRM DRAIN LN 1400 125 021	03/31/07			09/30/08			
<u>PA-26-P012-008</u> MINOR REHAB 1400 125 025	03/31/07			09/30/08			

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule (CF2005)

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-P012-007</u>							
REMODEL BATHROOMS 1400 125 022	03/31/07			09/30/08			
WATERPROOF EXT 1400 125 023	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 024	03/31/07			09/30/08			
<u>PA-26-P012-009</u>							
WATERPROOF EXT 1400 125 026	03/31/07			09/30/08			
RISER BALL VALV 1400 125 027	03/31/07			09/30/08			
RENOVATE COMPACTOR 1400 125 028	03/31/07			09/30/08			
REPLACE WINDOWS 1400 125 028A		03/31/07	07/31/05		09/30/08	12/31/05	COMPLETED
<u>PA-26-P012-0011</u>							
REMODEL BATHROOMS 1400 125 029	03/31/07			09/30/08			
WATERPROOF EXT 1400 125 030	03/31/07			09/30/08			
LOBBY FURNITURE 1400 125 030A		03/31/07	12/31/05		09/30/08	12/31/05	COMPLETED
<u>CHERRY COURT</u>							
MINOR REHAB 1400 125 031	03/31/07			09/30/08			
<u>453-455 HIGH ST</u>							
MODERNIZE PARKING LOT 1400 125 032	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED

Attachment B : Executive Summary

The Montgomery County Housing Authority

Page 1

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 13 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.

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 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. 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 have been working on the project basing of six projects.

1. We have completed, during this past year, the Housing Choice Voucher Program Project Based on one project (Jefferson School Project) for 22 units for the elderly located in Pottstown and are working on the HCVP Project Basing of 53, new, additional units for the elderly in Ardmore in a newly constructed project.
2. We were successful in our application for Shelter Plus Care funding which was a joint application which we developed in partnership with our County Mental Health, Mental Retardation, Drug and Alcohol Department. This is the first Shelter Plus Care program that will be administered in our County – HCVP staff will administer the rental assistance for this program; the total grant amount is \$410,040.
3. Our Housing Choice Voucher Program staff works with several local agencies in administration of HOME, Tenant Based Rental Assistance for families that are clients of these specific groups.
4. It is our understanding that there is a possibility that HUD will open the Moving to Work (MTW) Housing Choice Voucher Program for participation of an additional 250 PHAs. If this happens, we will look into the feasibility of becoming a MTW Housing Choice Voucher Program PHA.
5. It is our intention to implement the Violence Against Women and Justice Department Reauthorization Act of 2005.
6. We have instituted new systems for our Housing Choice Voucher Program inspections – we now outsource these inspections; this is working well and should be cost effective.
7. Our Housing Choice Voucher Program Social Service staff and Deputy Director have formed partnerships with many local social service agencies and County Departments in an effort to improve the services we provide for HCVP participants. Our Deputy Director sits on the County Chronically Homeless Action Team to help prevent and deal with homelessness in our County and has been part of the county team that developed HUD’s required Ten Year Action Plan to End Homelessness in Montgomery County.
8. We have instituted procedures and processes to ensure accurate verification of HCVP client income and family composition including implementation of HUD’s Enterprise Income Verification system.
9. We have established a Site Based Waiting List for Lower Merion Township; this Waiting List was opened on 2/28/06.
10. The Housing Choice Voucher Program staff administers HUD HOME Program Tenant Based Rental Assistance funds for families referred to us by our County Community Development Department who have emergency housing needs.
11. We have adopted a Preference for victims of federal disasters, including Victims of Hurricanes Katrina, for Housing Choice Voucher Program assistance.

- We have implemented a monitoring system to insure that Housing Choice Voucher Program leasing does not exceed the parameters set by HUD in Notice PIH 2004-07 HA.
- We applied for and received two American Dream Down Payment Initiative (ADDI) grants from HUD through our County Community Development Department in a total amount of \$263,450 in support of our Housing Choice Voucher Program Homeownership Program. We have submitted one additional grant application for ADDI funding in an amount of \$50,000. We administer these ADDI funds for Housing Choice Voucher Program home buyers and low income home buyers in Montgomery County.
- We have completed update of our Housing Choice Voucher Program 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.

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.

Attachment C : Resident Membership on PHA Governing Board

(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: Thomas J. Winterbottom

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: December 31, 2010

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

Montgomery County commissioners

Thomas Jay Ellis, Esq., Chairman

James R. Matthews

Ruth S. Damsker

Attachment D : Resident Advisory Board Membership

Representing Bright Hope Community Residents

- Sharon Yervey – President
- Katherine Jones – Vice President
- Yvonne Maldonado – Treasurer
- Dawn Ziegler – Secretary
- Narvis McBride – Sergeant At Arms

Representing North Hills Manor Residents

- Sherry Rivers – President
- Sharon Hendrix – Treasurer
- Connie Green - Secretary

Representing Crest Manor Residents

- Debra Dewitt – President
- Adele Love – Vice President
- Darlene Ward – Secretary
- Beverly Whiteside – Co-Treasurer
- Dorothy Sloan – Co-Treasurer
- Otis Lewis – Council Member

Representing Golden Age Manor Residents

- Joyce Bussell – President
- Janice Challingsworth – Treasurer
- Claire Abbott – Secretary

Representing Robert Smith Towers Residents

- Virginia Hennessey - President
- Suzanne Santoro – Vice President
- Anthony Almond – Treasurer
- Nancy Swarthout – Secretary
- Regina Paliferro – Chaplin
- Betty Lou Taggart – Council
- Agnes Satter – Council
- William Beidler – Council

Representing Marshall W. Lee Towers Residents

- Donald Roop – President
- Joe Panish – Vice President
- Albinia Costello – Treasurer
- Rita Roop – Secretary
- Mary Birch – Chaplin

Representing Sidney Pollock House Residents

- Howard Frees – President
- Susan Baldwin – Vice President
- Jackie Umble – Treasurer
- Genevieve Tascione – Secretary
- Verna Kinckiner – Council
- Joseph Puc – Council
- Marie Haller – Council

Housing Choice Voucher Program

- Theresa Roberts - Representative