

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is: (state mission here)

To provide affordable housing and supportive services.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 94 High Performer
- Improve voucher management: (SEMAP score) 93 High Performer
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives:

- PHA Goal: Enable HOC to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault, or stalking.
 - Objectives:
 - Implement procedures to ensure to the maximum extent feasible that such victims will retain their housing assistance.
 - Develop and maintain effective relationships with providers of assistance and support to children and adult victims of domestic violence, dating violence, sexual assault, or stalking.

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-
0226
(exp. 08/31/2009)

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: 2009

PHA Name:
Housing Opportunities Commission of
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.

- Main business office of the PHA PHA development management offices
 Other (list below) EDP Office, 231 East Deer Park Drive, Gaithersburg, Maryland 20877

Streamlined Annual PHA Plan

Fiscal Year 2009

[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 N/A
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(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. Disposition of Public Housing
- 7. Changes to Housing Choice Voucher Administrative Plan
- 8. Request for Phase-in of Management Fees through 2011
- 9. Services to help victims of domestic violence, dating violence, sexual assault, or stalking.
- 10. Supporting Documents Available for Review
- 11. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (MD004d01.xls)
- 12. Capital Fund Program 5-Year Action Plan (MD004e01.xls)
Resident Advisory Board comments are attached as MD004a.01.pdf

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: Section 8 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? **No.** 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: Section 8 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). See attachment 1. 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).

1. 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. Section 8 Tenant Based Assistance--Section 8(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 Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to 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 Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria: two-year participation in Family-Self Sufficiency Program; \$24,000 minimum annual income.

c. What actions will the PHA undertake to implement the program this year (list)?

- Staff is reviewing its participant list to determine if new participants need to be selected.

3. Capacity of the PHA to Administer a Section 8 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 Section 8 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): HOC is an experienced mortgage lender independent of the HCV 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 Section 8 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): HOC has about 350 PBV units throughout the 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, Maryland

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.
Development, modernization, and preservation of affordable housing; development of special needs housing.
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - The Plan includes support of HOC's Public Housing modernization efforts.
 - The Plan includes matching funds to a State rental assistance program for homeless and about to be homeless.

6. Disposition of Public Housing

[24 CFR Part 970]

HOC is reviewing the regulations that govern the disposition of Public Housing. HOC would dispose of its Public Housing, in whole or in part, as a part of a program that, if adopted by the Commission and with HUD approval, would permit existing residents to remain in their units at their current rents. Any sold Public Housing unit subsidy would be replaced by a Housing Choice Voucher, through HUD's voluntary conversion [24 CFR 972] or similar HUD program. HOC would retain control of all housing units.

7. Changes to Housing Choice Voucher Administrative Plan

Effective July 1, 2008, HOC will limit which family members can be added to a HCV household and when an additional subsidy standard (bedroom size) would increase.

8. Request for Phase-in of Management Fees through 2011

[PIH Notice 2007-9]

As part of HOC's transition to asset management of Public Housing, HOC is requesting that HUD approve phased-in compliance with a management fee schedule. Phasing of Management Fees

In preparation for the conversion to Asset Management for Public Housing, HOC contracted Casterline Associates to prepare a Cost Allocation Plan that would comply with OMB Circular A-87 and use a methodology that generates a per unit management fee for all of our housing stock including but not limited to our Public Housing units.

As a result, HOC has determined that the allowable Management Fees permitted by HUD under the "New Funding Rule" are not adequate to meet our financial needs. HUD has stated that a PHA does not need to comply with the "reasonableness" requirement until the second year of project-based budgeting and accounting and that a PHA can request an additional two-year phase-in for compliance to be reasonable. Based on this, HOC is requesting approval to Phase-in the allowable management fees as follows:

1. Year One – 2008
 - HOC will charge a management fee for Public Housing units that equates to the total per unit cost as calculated and supported by our Cost Allocation Model less the \$7.50 Bookkeeping a Fee and \$10 Asset Management Fee.
2. Year Two – 2009

- HOC will charge a management fee for Public Housing units that equates HUDs allowable fee plus one-half of the difference between the total per unit cost as calculated and supported by our Cost Allocation Model less the \$7.50 Bookkeeping a Fee and \$10 Asset Management Fee.

3. Year Three – 2010

- HOC will charge a management fee for Public Housing units that equates HUDs allowable fee plus one-fourth of the difference between the total per unit cost as calculated and supported by our Cost Allocation Model less the \$7.50 Bookkeeping a Fee and \$10 Asset Management Fee.

4. Year Four – 2011

- HOC will charge HUDs allowable management fee for Public Housing units.

9. Services To Help Victims Of Domestic Violence, Dating Violence, Sexual Assault, Or Stalking

To help meet the goals of the Violence Against Women Act (VAWA), HOC provides support and referrals to counseling for victims of domestic violence, sexual assault, or stalking. The County Department of Health and Human Services’ Abused Persons Program (240-777-4673) provides 24 hour services, including access to counseling and shelter. HOC has adopted procedural language to ensure that victims retain housing assistance. The agency also assists victims with referrals to obtain restraining orders.

10. 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
In process	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
In process	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
In process	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	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	Section 8 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
x	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
x	Request for Phase-in of Management Fees through 2011	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 Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
x	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 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	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 Section 8 Homeownership program (Chapter 21 of the Section 8 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 Section 8.	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	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

Factor

Annual Statement/Performance and Evaluation Report See attachment					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input 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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

12. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary			See attachment		
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

12. 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 : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$



RESIDENT ADVISORY BOARD

Housing Opportunities Commission

10400 Detrick Avenue

Kensington, Maryland 20895

240-773-9332

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HOC Commissioner

February 25, 2008

Mr. D. Scott Minton, Executive Director
Housing Opportunities Commission
10400 Detrick Avenue
Kensington, Maryland 20895

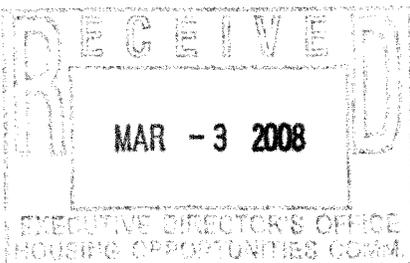
REF: 2009 Annual Plan

Dear Mr. Minton:

This letter certifies that the Resident Advisory Board to the Housing Opportunities Commission reviewed and discussed the proposed PHA Annual Plan for 2009 at its January 28, 2008 meeting. Please be advised that the RAB fully supports and endorses the proposed plan for submission to HUD.

We remain concerned about the ongoing lack of adequate funding for operations of the Public Housing program including the Capital Grant Program. As you know, our aging housing stock requires increased levels of maintenance and repair. Proposed funding is simply not enough to meet current needs. We also support HOC's intention to request a delay in the implementation of the HUD Asset Management Program. It is based on a concept of operations being self-sustaining. This does not appear to be feasible based on the current funding allocations for Public Housing.

The Housing Choice Voucher (HCV) Program's funding picture is also troublesome. Having a waiting list of nearly 17,000 households speaks to the need for greater funding than is now available. The HCV Program represents the primary hope for affordable housing, especially in an expensive area such as Montgomery County, Maryland. We hope you can convey the message to HUD that adequate funding is critical and extremely important to meet the housing dilemma faced by so many low-income families, especially in light of the nation's economic downturn. Moreover, administrative fees to operate the HCV Program must be adequate to provide



D. Scott Minton
February 25, 2008
Page two

proper staffing so that customer service can be accomplished with maximum error-free efficiency.

We join with HOC in urging HUD to allocate necessary funds so that needy individuals and families can be served.

Sincerely,


Linda Croom, President

Annual Statement/Performance and Evaluation Report

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

05/22/08

PHA Name: Housing Opportunities Commission of Montgomery County	Capital Fund Program Grant Number: MD39-P004-501-08	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____

Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds and Bond Proceeds	1,250,000.00	1,250,000.00		
2	1406 Operations (may not exceed 20% of line 21)	200,000.00	200,000.00		
3	1408 Management Improvements	88,229.94	88,229.94		
4	1410 Administration	215,921.00	215,921.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	180,000.00	180,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	205,500.00	216,281.00		
10	1460 Dwelling Structures	970,219.55	1,070,219.55		
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	105,000.00		
12	1470 Nondwelling Structures	15,000.00	15,000.00		
13	1475 Nondwelling Equipment	50,000.00	50,000.00		
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	311,470.51	311,470.51		
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	2,241,341.00	2,452,122.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	50,000.00	50,000.00		
23	Amount of line 21 Related to Section 504 Compliance	47,000.00	177,781.00		
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	5,000.00	5,000.00		
26	Amount of line 21 Related to Energy Conservation Measures	5,000.00	5,000.00		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-2 ELIZABETH HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0				
504 Compliance - Common Areas	1450		0				
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	50	100,000	295,000			
Bath Renovation	1460		0				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0				
Window Coverings - Roller Shades, Venetian Blinds	1460		0				
Painting - Interior and Exterior/Code Violations	1460		0				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	1	70,000	5,000			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	1	5,000	5,000			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	1	5,000	5,000			
Elevator Safety	1460		0				
Smoke Detectors	1460		0				
Retail Metering	1460		0				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0				
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0				
Garbage Disposals	1465.1		0				
Washers and Dryers	1465.1		0				
Water Heaters	1465.1		0				
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0				
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property							
			183,500	313,500	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunités Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-4 EMORY GROVE MD 4-5 WASHINGTON SQ.	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460		0	0			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1	100	0	100,000			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470	1	10,000	10,000			
Non-Dwelling Equipment							
Vehicles	1475	1	3,700	3,700			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property			13,700	113,700	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-11 TOBY TOWN	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460	1	25,000	25,000			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470	1	5,000	5,000			
Non-Dwelling Equipment							
Vehicles	1475	1	3,700	3,700			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property							
			33,700	33,700	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunités Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

May 15, 2008

MD 4-13 HOLLY HALL General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0				
504 Compliance - Common Areas	1450	3	0	130,781			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0				
Lead Base Paint and Asbestos	1460		0				
Roofs and Aluminum Siding	1460		0				
Windows, Doors and Entry Locks	1460		0				
Kitchen Renovation	1460	10	48,256	48,256			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,700	3,700			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property			51,956	182,737	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunitis Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-14 SENECA RIDGE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	52,000	82,000			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460		0	0			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,700	3,700			
Debt Service							
	1501		228,610.00	228,610.00			
Total Physical Needs for This Property							
			284,310	314,310	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-15 ARCOLA TOWERS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		15,000	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	2	40,000	40,000			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460		0	0			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	1	5,000	5,000			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property							
			63,500	48,500	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-17 WAVERLY HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		0	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460		0	0			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460	10	40,000	40,000			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		50,000	0			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	1	50,000	50,000			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		82,860.51	82,860.51			
Total Physical Needs for This Property			226,361	176,361	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunités Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-22 KEN GAR MD 4-26 PARKWAY WOODS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		45,000	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460		0	0			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460	24	0	45,000			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,700	3,700			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property			48,700	48,700	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunités Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 4-30 TOWNE CENTRE PLACE MD 4-32 SANDY SPRING MEADOW	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450		65,000	0			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460		0	0			
Lead Base Paint and Asbestos	1460		0	0			
Roofs and Aluminum Siding	1460	10	50,500	50,500			
Windows, Doors and Entry Locks	1460		0	0			
Kitchen Renovation	1460		0	0			
Bath Renovation	1460		0	0			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460		0	0			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460		0	0			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		0	0			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460		0	0			
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460		0	0			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1		0	0			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0	0			
Total Physical Needs for This Property			119,000	54,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 0-01 SCATTERED SITES CENTRAL	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,700	700			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	3	1,400	1,400			
Lead Base Paint and Asbestos	1460	3	10,000	10,000			
Roofs and Aluminum Siding	1460	3	12,200	12,200			
Windows, Doors and Entry Locks	1460	3	16,600	11,600			
Kitchen Renovation	1460	3	17,000	17,000			
Bath Renovation	1460	3	12,900	12,900			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	3	6,000	6,000			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460	3	2,800	2,800			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460		6,400	6,400			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	3	9,593	9,593			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	3	1,400	1,400			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1	3	1,000	1,000			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0.00	0.00			
Total Physical Needs for This Property			106,493	96,493	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 0-02 SCATTERED SITES EAST	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,700	700			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	1,400	1,400			
Lead Base Paint and Asbestos	1460	4	10,000	10,000			
Roofs and Aluminum Siding	1460	4	12,200	12,200			
Windows, Doors and Entry Locks	1460	4	16,600	11,600			
Kitchen Renovation	1460	4	17,000	17,000			
Bath Renovation	1460	4	12,900	12,900			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	6,000	6,000			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460	4	2,800	2,800			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	6,400	6,400			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	9,593	9,593			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	4	1,400	1,400			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1	2	1,000	1,000			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0.00	0.00			
Total Physical Needs for This Property			106,493	96,493	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 0-03 SCATTERED SITES GAITHERSBURG	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,700	700			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	1,400	1,400			
Lead Base Paint and Asbestos	1460	4	10,000	10,000			
Roofs and Aluminum Siding	1460	4	12,200	12,200			
Windows, Doors and Entry Locks	1460	4	16,600	11,600			
Kitchen Renovation	1460	4	17,000	17,000			
Bath Renovation	1460	4	12,900	12,900			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	6,000	6,000			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460	4	2,800	2,800			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	6,400	6,400			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	9,593	9,593			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	4	1,400	1,400			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1	2	1,000	1,000			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0.00	0.00			
Total Physical Needs for This Property							
			106,493	96,493	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 0-04 SCATTERED SITES NORTH	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,700	700			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	1,400	1,400			
Lead Base Paint and Asbestos	1460	4	10,000	10,000			
Roofs and Aluminum Siding	1460	4	12,200	12,200			
Windows, Doors and Entry Locks	1460	4	16,600	11,600			
Kitchen Renovation	1460	4	17,000	17,000			
Bath Renovation	1460	4	12,900	12,900			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	6,000	6,000			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460	4	2,800	2,800			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	6,400	6,400			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	9,593	9,593			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	4	1,400	1,400			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1	2	1,000	1,000			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0.00	0.00			
Total Physical Needs for This Property							
			106,493	96,493	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland
 May 15, 2008

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

MD 0-05 SCATTERED SITES WEST	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,700	700			
504 Compliance - Common Areas	1450		0	0			
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	1,400	1,400			
Lead Base Paint and Asbestos	1460	4	10,000	10,000			
Roofs and Aluminum Siding	1460	4	12,200	12,200			
Windows, Doors and Entry Locks	1460	4	16,600	11,600			
Kitchen Renovation	1460	4	17,000	17,000			
Bath Renovation	1460	4	12,900	12,900			
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	6,000	6,000			
Window Coverings - Roller Shades, Venetian Blinds	1460		0	0			
Painting - Interior and Exterior/Code Violations	1460	4	2,800	2,800			
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	6,400	6,400			
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	9,593	9,593			
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	4	1,400	1,400			
Elevator Safety	1460		0	0			
Smoke Detectors	1460		0	0			
Retail Metering	1460		0	0			
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460		0	0			
Dwelling Equipment							
Ranges/Refrigerators	1465.1	2	1,000	1,000			
Garbage Disposals	1465.1		0	0			
Washers and Dryers	1465.1		0	0			
Water Heaters	1465.1		0	0			
Non-Dwelling Structures							
Management Office/Community Rooms	1470		0	0			
Non-Dwelling Equipment							
Vehicles	1475	1	3,500	3,500			
Debt Service							
	1501		0.00	0.00			
Total Physical Needs for This Property			106,493	96,493	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages - YEAR SEVENTEEN - FFY 2008

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland

Capital Fund Program Grant No.: MD39-P004-501-08

Federal FY of Grant: 2008

May 15, 2008

SUMMARY OF PHYSICAL NEEDS ONLY	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	6	205,500	85,500	0	0	
504 Compliance - Common Areas	1450	3	0	130,781	0	0	
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	21	47,000	47,000	0	0	
Lead Base Paint and Asbestos	1460	19	50,000	50,000	0	0	
Roofs and Aluminum Siding	1460	30	136,500	136,500	0	0	
Windows, Doors and Entry Locks	1460	19	83,000	58,000	0	0	
Kitchen Renovation	1460	79	233,256	428,256	0	0	
Bath Renovation	1460	29	104,500	104,500	0	0	
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	19	30,000	30,000	0	0	
Window Coverings - Roller Shades, Venetian Blinds	1460	24	0	45,000	0	0	
Painting - Interior and Exterior/Code Violations	1460	19	14,000	14,000	0	0	
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	17	102,000	37,000	0	0	
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	20	102,964	52,964	0	0	
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	22	67,000	67,000	0	0	
Elevator Safety	1460	0	0	0	0	0	
Smoke Detectors	1460	0	0	0	0	0	
Retail Metering	1460	0	0	0	0	0	
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	0	0	0	0	0	
Dwelling Equipment							
Ranges/Refrigerators	1465.1	11	5,000	5,000	0	0	
Garbage Disposals	1465.1	0	0	0	0	0	
Washers and Dryers	1465.1	100	0	100,000	0	0	
Water Heaters	1465.1	0	0	0	0	0	
Non-Dwelling Structures							
Management Office/Community Rooms	1470	2	15,000	15,000	0	0	
Non-Dwelling Equipment							
Vehicles	1475	14	50,000	50,000	0	0	
	1475	0	0	0	0	0	
Debt Service							
	1501	0	311,471	311,471	0	0	
		0	0	0	0	0	
Total Physical Needs for This Property			1,557,190	1,767,971	0	0	

		ORIGINAL	REVISED	OBLIGATED	EXPENDED
site	1450	205,500.00	216,281.00	0.00	0.00
dwelling	1460	970,219.55	1,070,219.55	0.00	0.00
dwelling equip	1465.1	5,000.00	105,000.00	0.00	0.00
non-dwelling	1470	15,000.00	15,000.00	0.00	0.00
nd-equipment	1475	50,000.00	50,000.00	0.00	0.00
debt. Serv.	1501	311,470.51	311,470.51	0.00	0.00
		1,557,190.06	1,767,971.06	0.00	0.00
OVERHD		484,150.94	484,150.94	0.00	0.00
Op sub		200,000.00	200,000.00	200,000.00	200,000.00
total		2,241,341.00	2,452,122.00	200,000.00	200,000.00
tot grant		2,241,341.00	2,452,122.00	2,452,122.00	2,452,122.00
diff		0.00	0.00	2,252,122.00	2,252,122.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

03/06/08

18

19

20

21

PHA Name: Housing Opportunities Commission		Locality: (City/County & State) Kensington/ Montgomery County, Maryland			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
A. Development Number/Name	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
SEE ATTACHED PAGE	SEE ANNUAL STATEMENT	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE
B. Physical Improvements Subtotal		5,282,455	5,092,155	5,241,405	7,669,405
C. Managements Improvements		80,000	82,000	84,000	86,000
D. HA-Wide Nondwelling Structures and Equipment		0	0	0	140,000
E. Administration		247,762	247,762	247,762	247,762
F. Other A & E		185,000	185,000	185,000	185,000
G. Operations		350,000	350,000	350,000	350,000
H. Demolition					
I. Replacement Reserve					
J. Collaterization or Debt Service		311,471	311,771	312,532	312,532
K. Total CFP Funds		6,456,688	6,268,688	6,420,699	8,990,699
L. Total Non-CFP Funds		250,000	250,000	250,000	250,000
M. Total CFP Funds Listed for Plan		6,706,688	6,518,688	6,670,699	9,240,699

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

Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD4-2 ELIZABETH HOUSE				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	25,000	5,000	5,000	5,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	10,000	9,000	9,000	9,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding			20,500	120,500
	Windows, Doors, and Entry Locks				
	Kitchen Renovation	500,000	500,000	500,000	
	Bath Renovation	244,000	44,000	44,000	
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing				
	Window Coverings - Roller Shades and Venetian Blinds	20,500	20,500		
	Painting - Interior and Exterior	10,000	10,000	10,000	10,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	35,000	35,000	35,000	500,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	10,000	10,000	10,000	10,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	10,000	10,000	10,000	10,000
	Elevator Safety				250,000
	Smoke Detectors and CO-2 Detectors				
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.		50,000		50,000
	Dwelling Equipment				
Ranges/Refrigerators				100,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms				50,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
	Total CFP Estimated Cost for this Property	864,500	693,500	643,500	1,114,500

Part II: Supporting Pages-Work Activities

Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name: MD4-4 EMORY GROVE MD4-5 WASHINGTON SQUARE	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	115,000	100,000	5,000	10,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	4,000	4,000	4,000	8,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding		50,000	50,000	50,000
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				100,000
	Bath Renovation				100,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	40,000	40,000	40,000	40,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	6,250	6,250	6,250	6,250
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	20,000	40,000	40,000	40,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems	10,000	10,000	10,000	20,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors				
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators	5,000	5,000	5,000	50,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms				20,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
Total CFP Estimated Cost for this Property		200,250	255,250	160,250	444,250

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Prepared MARCH 06, 2008

Activities for Year 1	Development Number/Name:	18 Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	19 Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	20 Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	21 Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD4-11 TOBY TOWN Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	<p align="center">Site Improvements</p> <p>Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.</p> <p>504 Compliance - Common Areas</p> <p align="center">Dwelling Structures</p> <p>504 Compliance - Unit Retrofit, etc.</p> <p>Lead Base Paint and Asbestos</p> <p>Roofs and Aluminum Siding</p> <p>Windows, Doors, and Entry Locks</p> <p>Kitchen Renovation</p> <p>Bath Renovation</p> <p>Floor Coverings - Carpet, Vinyl, Wood, Refinishing</p> <p>Window Coverings - Roller Shades and Venetian Blinds</p> <p>Painting - Interior and Exterior</p> <p>HVAC - Boiler, Chiller, Furnance, Heatpump, etc.</p> <p>Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls</p> <p>Electrical - Lights, GFI's, Re-wiring, Security Systems</p> <p>Elevator Safety</p> <p>Smoke Detectors and CO-2 Detectors</p> <p>Retail Metering</p> <p>Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.</p> <p align="center">Dwelling Equipment</p> <p>Ranges/Refrigerators</p> <p>Garbage Disposals</p> <p>Washers/Dryers</p> <p>Water Heaters</p> <p align="center">Non-Dwelling Structures</p> <p>Management Office/Community Rooms</p> <p align="center">Non-Dwelling Equipment</p> <p>Computers, etc.</p> <p>Vehicles</p> <p align="center">Relocation Costs</p> <p align="center">Collaterization or Debt Service</p>	<p align="center">15,000</p> <p align="center">25,000</p> <p align="center">5,000</p>	<p align="center">10,000</p> <p align="center">5,000</p>	<p align="center">5,000</p> <p align="center">5,000</p>	<p align="center">5,000</p> <p align="center">10,000</p>
	<p align="center">Total CFP Estimated Cost for this Property</p>	<p align="center">45,000</p>	<p align="center">15,000</p>	<p align="center">10,000</p>	<p align="center">20,000</p>

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

Prepared MARCH 06, 2008

Activities for Year 1	18		19		20		21	
	Development Number/Name:		Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5		
	MD4-13 HOLLY HALL		FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013		
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost			
SEE ANNUAL STATEMENT	Site Improvements							
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	10,000	10,000	10,000	10,000			
	504 Compliance - Common Areas							
	Dwelling Structures							
	504 Compliance - Unit Retrofit, etc.	5,000	25,000	5,000	25,000			
	Lead Base Paint and Asbestos							
	Roofs and Aluminum Siding							
	Windows, Doors, and Entry Locks							
	Kitchen Renovation	500,000	500,000	20,000	20,000			
	Bath Renovation	143,000	45,000	45,000	45,000			
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	40,000	30,000	30,000	30,000			
	Window Coverings - Roller Shades and Venetian Blinds							
	Painting - Interior and Exterior	20,000	10,000	10,000	10,000			
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.			150,000	150,000			
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls			150,000	150,000			
	Electrical - Lights, GFI's, Re-wiring, Security Systems	14,000	12,500	12,500	12,500			
	Elevator Safety						300,000	
	Smoke Detectors and CO-2 Detectors							
	Retail Metering							
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.							
	Dwelling Equipment							
Ranges/Refrigerators						50,000		
Garbage Disposals								
Washers/Dryers								
Water Heaters								
Non-Dwelling Structures								
Management Office/Community Rooms						10,000		
Non-Dwelling Equipment								
Computers, etc.								
Vehicles								
Relocation Costs								
Collaterization or Debt Service								
Total CFP Estimated Cost for this Property		732,000	632,500	432,500	812,500			

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 Part II: Supporting Pages-Work Activities

Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD4-14 MIDDLEBROOK SQUARE				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.			30,000	30,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.			2,000	2,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				25,000
	Bath Renovation				25,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing			50,000	50,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior			6,250	6,250
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.				
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls			58,000	58,000
Electrical - Lights, GFI's, Re-wiring, Security Systems			5,000	5,000	
Elevator Safety					
Smoke Detectors and CO-2 Detectors					
Retail Metering	100,000	150,000			
Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.					
Dwelling Equipment					
Ranges/Refrigerators				50,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service	228,610	224,860	225,801	226,323	
Total CFP Estimated Cost for this Property		328,610	374,860	377,051	477,573

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD4-15 ARCOLA TOWERS				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc. 504 Compliance - Common Areas	100,000	17,500	17,500	17,500
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc. Lead Base Paint and Asbestos Roofs and Aluminum Siding Windows, Doors, and Entry Locks	50,000	50,000	50,000	50,000
	Kitchen Renovation		6,000	6,000	6,000
	Bath Renovation		10,000	10,000	10,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing Window Coverings - Roller Shades and Venetian Blinds Painting - Interior and Exterior			21,000	21,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	98,800	140,000	140,000	140,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	50,000	50,000	50,000	50,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	12,500	12,500	12,500	12,500
	Elevator Safety				250,000
	Smoke Detectors and CO-2 Detectors	500	500	500	500
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	10,000	10,000	10,000	10,000
	Dwelling Equipment				
	Ranges/Refrigerators			50,000	50,000
	Garbage Disposals Washers/Dryers Water Heaters				
	Non-Dwelling Structures				
	Management Office/Community Rooms				
	Non-Dwelling Equipment				
	Computers, etc. Vehicles				
Relocation Costs					
Collaterization or Debt Service					
	Total CFP Estimated Cost for this Property	321,800	296,500	367,500	617,500

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	25,000			20,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	5,000	5,000	5,000	5,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding			250,000	
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				
	Bath Renovation	250,000	250,000	250,000	100,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	25,000	25,000		
	Window Coverings - Roller Shades and Venetian Blinds				50,000
	Painting - Interior and Exterior	25,000	25,000		
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	110,600	110,600	110,600	200,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls			100,000	200,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	12,500	12,500	12,500	12,500
	Elevator Safety				250,000
	Smoke Detectors and CO-2 Detectors	475	475	475	475
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators		10,000	10,000	10,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms				50,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service		82,861	86,911	86,163	86,209
Total CFP Estimated Cost for this Property		536,436	525,486	824,738	984,184

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name: MD4-22 KEN GAR MD4-26 PARKWAY WOODS	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.				50,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	2,000	2,000	2,000	2,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				100,000
	Windows, Doors, and Entry Locks	20,000	20,000		100,000
	Kitchen Renovation			20,000	40,000
	Bath Renovation			20,000	40,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing			38,000	38,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	6,250	6,250	6,250	6,250
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.		19,000	38,000	38,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls				
	Electrical - Lights, GFI's, Re-wiring, Security Systems				
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,000	1,000	1,000	1,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators				10,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collateralization or Debt Service					
	Total CFP Estimated Cost for this Property	29,250	48,250	125,250	425,250

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name: MD4-30 TOWNE CENTRE PLACE MD4-32 SANDY SPRING MEADOW	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements			0	0
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.				
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	24,000	24,000	24,000	24,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding			100,000	100,000
	Windows, Doors, and Entry Locks			100,000	100,000
	Kitchen Renovation				100,000
	Bath Renovation	150,000	150,000		
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	50,000	50,000	50,000	50,000
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior				
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	20,000	20,000	20,000	20,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	50,000			50,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	10,000	10,000	10,000	10,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,000	1,000	1,000	1,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	100,000	100,000	100,000	100,000
	Dwelling Equipment				
Ranges/Refrigerators				30,000	
Garbage Disposals					
Washers/Dryers					
Water Heaters	4,000	4,000	4,000	4,000	
Non-Dwelling Structures					
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
Total CFP Estimated Cost for this Property		409,000	359,000	409,000	589,000

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD-001 SCATTERED SITES CENTRAL				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	72,200	78,000	78,000	85,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	43,700	44,700	44,700	44,700
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	37,100	36,400	36,400	41,400
	Windows, Doors, and Entry Locks	38,000	42,000	42,000	51,000
	Kitchen Renovation	44,000	48,200	48,200	50,200
	Bath Renovation	41,000	45,000	45,000	47,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	28,640	30,640	30,640	33,040
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	17,736	17,736	17,736	17,736
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	42,000	42,000	42,000	42,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	29,000	29,000	29,000	29,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	13,200	13,200	13,200	13,200
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,620	1,620	1,620	1,620
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				10,000
	Dwelling Equipment				
	Ranges/Refrigerators	5,400	5,400	5,400	54,000
	Garbage Disposals				
	Washers/Dryers	1,820	1,820	1,820	2,540
	Water Heaters				
	Non-Dwelling Structures				
	Management Office/Community Rooms				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
	Total CFP Estimated Cost for this Property	425,416	440,716	440,716	527,436

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
	MD-002 SCATTERED SITES EAST	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	72,200	78,000	78,000	85,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	43,700	44,700	44,700	44,700
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	37,100	36,400	36,400	41,400
	Windows, Doors, and Entry Locks	38,000	42,000	42,000	51,000
	Kitchen Renovation	44,000	48,200	48,200	50,200
	Bath Renovation	41,000	45,000	45,000	47,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	28,640	30,640	30,640	33,040
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	17,736	17,736	17,736	17,736
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	42,000	42,000	42,000	42,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	29,000	29,000	29,000	29,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	13,200	13,200	13,200	13,200
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,620	1,620	1,620	1,620
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				10,000
	Dwelling Equipment				
	Ranges/Refrigerators	5,400	5,400	5,400	54,000
	Garbage Disposals				
	Washers/Dryers	1,820	1,820	1,820	2,540
	Water Heaters				
	Non-Dwelling Structures				
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
Total CFP Estimated Cost for this Property		425,416	440,716	440,716	527,436

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Part II: Supporting Pages-Work Activities

Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD-003 SCATTERED SITES GAITHERSBURG				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	72,200	78,000	78,000	85,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	43,700	44,700	44,700	44,700
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	37,100	36,400	36,400	41,400
	Windows, Doors, and Entry Locks	38,000	42,000	42,000	51,000
	Kitchen Renovation	44,000	48,200	48,200	50,200
	Bath Renovation	41,000	45,000	45,000	47,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	28,640	30,640	30,640	33,040
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	17,736	17,736	17,736	17,736
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	42,000	42,000	42,000	42,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	29,000	29,000	29,000	29,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	13,200	13,200	13,200	13,200
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,620	1,620	1,620	1,620
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				10,000
	Dwelling Equipment				
	Ranges/Refrigerators	5,400	5,400	5,400	54,000
	Garbage Disposals				
	Washers/Dryers	1,820	1,820	1,820	2,540
	Water Heaters				
	Non-Dwelling Structures				
	Management Office/Community Rooms				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
	Total CFP Estimated Cost for this Property	425,416	440,716	440,716	527,436

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
	MD-004 SCATTERED SITES NORTH	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	72,200	78,000	78,000	85,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	43,700	44,700	44,700	44,700
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	37,100	36,400	36,400	41,400
	Windows, Doors, and Entry Locks	38,000	42,000	42,000	51,000
	Kitchen Renovation	44,000	48,200	48,200	50,200
	Bath Renovation	41,000	45,000	45,000	47,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	28,640	30,640	30,640	33,040
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	17,736	17,736	17,736	17,736
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	42,000	42,000	42,000	42,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	29,000	29,000	29,000	29,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	13,200	13,200	13,200	13,200
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,620	1,620	1,620	1,620
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				10,000
	Dwelling Equipment				
	Ranges/Refrigerators	5,400	5,400	5,400	54,000
	Garbage Disposals				
	Washers/Dryers	1,820	1,820	1,820	2,540
	Water Heaters				
	Non-Dwelling Structures				
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collaterization or Debt Service					
Total CFP Estimated Cost for this Property		425,416	440,716	440,716	527,436

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Prepared MARCH 06, 2008

		18	19	20	21
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010	Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013
	MD-005 SCATTERED SITES WEST				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	72,200	78,000	78,000	85,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	43,700	44,700	44,700	44,700
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	37,100	36,400	36,400	41,400
	Windows, Doors, and Entry Locks	38,000	42,000	42,000	51,000
	Kitchen Renovation	44,000	48,200	48,200	50,200
	Bath Renovation	41,000	45,000	45,000	47,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	28,640	30,640	30,640	33,040
	Window Coverings - Roller Shades and Venetian Blinds				
	Painting - Interior and Exterior	17,736	17,736	17,736	17,736
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	42,000	42,000	42,000	42,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	29,000	29,000	29,000	29,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	13,200	13,200	13,200	13,200
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,620	1,620	1,620	1,620
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				10,000
	Dwelling Equipment				
	Ranges/Refrigerators	5,400	5,400	5,400	54,000
	Garbage Disposals				
	Washers/Dryers	1,820	1,820	1,820	2,540
	Water Heaters				
	Non-Dwelling Structures				
	Management Office/Community Rooms				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Relocation Costs					
Collateralization or Debt Service					
	Total CFP Estimated Cost for this Property	425,416	440,716	440,716	527,436

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Prepared MARCH 06, 2008

Activities for Year 1		18	19	20	21
Development Number/Name:		Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
****SUMMARY PHYSICAL NEEDS ONLY****		FFY Grant: 2009	FFY Grant: 2010	FFY Grant: 2011	FFY Grant: 2012
Major Work Categories		PHA FY: 2010	PHA FY: 2011	PHA FY: 2012	PHA FY: 2013
		Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	651,000	532,500	462,500	572,500
	504 Compliance - Common Areas	0	0	0	0
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	318,500	342,500	324,500	348,500
	Lead Base Paint and Asbestos	50,000	25,000	25,000	25,000
	Roofs and Aluminum Siding	210,500	232,000	582,000	457,000
	Windows, Doors, and Entry Locks	210,000	230,000	330,500	575,500
	Kitchen Renovation	1,220,000	1,247,000	787,000	542,000
	Bath Renovation	992,000	724,000	594,000	555,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	298,200	298,200	361,200	373,200
	Window Coverings - Roller Shades and Venetian Blinds	20,500	20,500	21,000	71,000
	Painting - Interior and Exterior	161,180	151,180	132,430	132,430
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	494,400	574,600	743,600	1,298,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	255,000	205,000	513,000	663,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	133,500	138,500	148,500
	Elevator Safety	0	0	0	1,050,000
	Smoke Detectors and CO-2 Detectors	11,075	11,075	11,075	11,075
	Retail Metering	100,000	150,000	0	0
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	110,000	160,000	110,000	210,000
	Dwelling Equipment				
	Ranges/Refrigerators	32,000	42,000	92,000	620,000
	Garbage Disposals	0	0	0	0
	Washers/Dryers	9,100	9,100	9,100	12,700
	Water Heaters	4,000	4,000	4,000	4,000
	Non-Dwelling Structures				
	Management Office/Community Rooms	0	0	0	140,000
	Non-Dwelling Equipment				
Computers, etc.	0	0	0	0	
Vehicles	0	0	0	0	
Relocation Costs					
Collaterization or Debt Service	311,471	311,771	311,964	312,532	
Total CFP Estimated Cost for this Property		5,593,926	5,403,926	5,553,369	8,121,937

ESTIMATED PHYSICAL NEEDS
VAIRIANCE

5,282,455

5,092,155

5,241,405

7,809,405

Capital Fund Program Five-Year Action Plan

Part III: Supporting Pages

Management Needs Work Statement(s)

Prepared March 06, 2008

		18	19	20	21
Year 1		Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	General Description of Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE	Modernization - Project Manager - LBP/Hazards	68,000	69,000	70,000	71,000
	Staff Training & Development	12,000	13,000	14,000	15,000
	ANNUAL				
STATEMENT					
	Total Estimated Cost	80,000	82,000	84,000	86,000