

# 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)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief 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.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2008

### PHA Name: Montgomery County

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Montgomery County

**PHA Number:** PA012

**PHA Fiscal Year Beginning:** 01/2008

**PHA Programs Administered:**

**Public Housing and HCVP**

**HCVP Only**

**Public Housing Only**

Number of public housing units: 614

Number of S8 units:

Number of public housing units:

Number of HCVP units: 2,814

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

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

**PHA Plan Contact Information:**

Name: Rebecca Schaeffer

Phone: (610) 326-7333, Ext. 30

TDD:

Email (if available): bschaeffer@montcoha.org

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
 (select all that apply)

PHA's main administrative office

PHA's development management offices

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library  PHA website  Other (list below)

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

**104 W. Main Street, Suite 1, Norristown, PA 19401 (Plan Only)**

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

Main business office of the PHA

PHA development management offices

Other (list below)

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

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

**Attachments:**

- A – (pa012a02) CFP FY2006 Performance & Evaluation Report – Parts I, II, III & Line Item Analysis
- B – (pa012b02) Executive Summary
- C – (pa012c02) Resident Advisory Board Membership
- D – (pa012d02) CFP FY2005 Final Performance & Evaluation Report – Parts I, II, III & Line Item Analysis

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
 If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

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

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

### **3. HCVP Tenant Based Assistance--HCVP Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

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

#### 2. Program Description:

##### a. Size of Program

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

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

##### b. PHA-established eligibility criteria

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

c. What actions will the PHA undertake to implement the program this year (list)? Continue outreach and Homeownership training and partnerships with local agencies. Implement and administer American Dream Downpayment Initiative HOME Program.

3. Capacity of the PHA to Administer a HCVP Homeownership Program:

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its 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):

The Montgomery County Housing Authority (MCHA) has been administering First Time Homeownership Programs for approximately twelve (12) years under HUD's 5(h) Homeownership Program and seven (7) years under the HCVP Homeownership option. Over this period of time we have sold approximately 129 homes to low to moderate income families.

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

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

- Counseling first time home buyers; and
- Understanding underwriting requirements; and
- Helping families secure mortgages; and
- Understanding procedures banks and other mortgage providers follow when working with families interested in securing mortgages; and
- Understanding affordability requirements and affordability ratios used by lenders; and
- Ability to do yearly and interim re-examinations for homeownership families and new buy ups for homeownership families.
- Training other PHAs in administration of HCVP Homeownership option.

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

Our staff, administering our Homeownership Programs, has extensive experience working with First Time Homebuyers and has taken many classes in working with first

time homebuyers. We have one full time staff member dedicated to administering our Homeownership Programs.

To further demonstrate the capacity of the MCHA in administration of First Time Home Buyers Programs for low-income families, it must be noted that the MCHA was one of 12 Public Housing Agencies authorized by HUD to administer a Housing Choice Voucher Program Demonstration Homeownership Program in accordance with the Proposed Rule for this Program and HUD has considered our HCVP Homeownership Program so noteworthy that it featured it (as one of only 10 PHAs) as part of its last two HCVP Homeownership Program studies.

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Montgomery County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs
  - To provide residents with economic and self-sufficiency opportunities
  - Modernize and revitalization of Public Housing units
  - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
- Other: (list below)

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

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

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	<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
X	<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
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and HCVP tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis and Income Targeting (PH only)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	HCVP Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	HCVP rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of HCVP payment standard policies. <input checked="" type="checkbox"/> Check here if included in HCVP Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) and maintenance charges (optional).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest HCVP Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any HCVP special housing types <input checked="" type="checkbox"/> Check here if included in HCVP Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	HCVP informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in HCVP Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any HCVP Homeownership program (Section 16 of the HCVP Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or HCVP.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$185,314.60				
3	1408 Management Improvements	\$55,000.00				
4	1410 Administration	\$92,657.30				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$45,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$29,000.00				
10	1460 Dwelling Structures	\$464,001.10				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$8,600.00				
13	1475 Nondwelling Equipment	\$42,000.00				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$5,000.00				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$926,573.00				
22	Amount of line 21 Related to LBP Activities	0.00				
23	Amount of line 21 Related to Section 504 compliance	15,950.00				
24	Amount of line 21 Related to Security – Soft Costs	5,000.00				
25	Amount of Line 21 Related to Security – Hard Costs	0.00				
26	Amount of line 21 Related to Energy Conservation Measures	68,600.00				

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

### Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-002 Bright Hope Estates	Replace water heaters *	1460	18	\$10,000.00				
“	Upgrade heat ducts	1460	2 bldgs.	\$4,500.00				
“	Replace rain gutters & downspouts & install gutter guards	1460	2,500 LF	\$15,000.00				
	<b>Subtotal</b>			<b>\$29,500.00</b>				
PA-26-PO12-003 Bright Hope Manor	Replace hot air heaters *	1460	27	\$15,000.00				
“	Upgrade heat ducts	1460	2 bldgs.	\$4,500.00				
“	Replace rain gutters & downspouts & install gutter guards	1460	2,300 LF	\$13,600.00				
“	Seal coat & reline parking lot *	1450	4,000 sq. ft.	\$4,000.00				
“	Replace office carpeting	1470	900 sq. ft.	\$3,600.00				
	<b>Subtotal</b>			<b>\$40,700.00</b>				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Montgomery County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-004 North Hills Manor	Replace kitchen cabinets, sinks, faucets, and drop ceilings	1460	5	\$25,000.00				
	<b>Subtotal</b>			<b>\$25,000.00</b>				
PA-26-PO12-005 Crest Manor	Install cleanouts for sewer lines	1460	1 bldg.	\$3,000.00				
“	Seal coat & reline driveways	1450	20	\$10,000.00				
	<b>Subtotal</b>			<b>\$13,000.00</b>				
PA-26-PO12-006 Golden Age Manor	Replace roof ventilator caps *	1460	6	\$1,000.00				
“	Replace closet doors *	1460	10	\$5,000.00				
“	Coat roof *	1460	1 bldg.	\$5,000.00				
	<b>Subtotal</b>			<b>\$11,000.00</b>				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-007 Robert P. Smith Towers	Coat roof *	1460	1	\$5,000.00				
“	Upgrade heaters & controls	1460	4	\$15,000.00				
	<b>Subtotal</b>			<b>\$20,000.00</b>				
PA-26-PO12-009 Marshall W. Lee Towers	Replace fire alarm system, control panel, initiation, notification, emergency contact and call devices, etc.	1460	1 bldg.	\$219,000.00				
“	Coat roof *	1460	1 bldg.	\$5,000.00				
“	Replace boilers	1460	1	\$5,000.00				
“	Upgrade elevators	1460	2	\$10,000.00				
“	Replace lighting in hallways *	1460	2 hallways	\$1,000.00				
	<b>Subtotal</b>			<b>\$240,000.00</b>				

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

### Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-011 Sidney Pollock House	Upgrade elevators	1460	2	\$10,000.00				
“	Resurface & line parking lot	1450	7,000 sq. ft.	\$10,000.00				
“	Replace refrigerators in handicap units *	1460	6	\$3,600.00				
“	Replace tub & shower faucets *	1460	20	\$5,000.00				
“	Coat roof *	1460	1 bldg.	\$5,000.00				
“	Replace closet doors *	1460	10	\$5,000.00				
“	Replace stoves & range hoods *	1460	20	\$10,000.00				
“	Replace hot & cold risers	1460	1 bldg.	\$10,801.10				
“	Command Center Upgrades for Fire Alarm System	1460	1 bldg.	\$11,000.00				
“	Exterior Rehabilitation (clean, pressure wash, correct masonry conditions, re-point, remove & replace caulk, patch repair roof, waterproof exterior, etc.)	1460	1 bldg.	\$42,000.00				
	<b>Subtotal</b>			<b>\$112,401.10</b>				
HA Wide Non-Dwelling Structures								
Cherry Court	Seal coat & reline parking lot	1450	5,000 sq. ft.	\$5,000.00				
“	Repair Chimney Exterior & Waterproof	1470	286 sq. ft.	\$5,000.00				
	<b>Subtotal</b>			<b>\$10,000.00</b>				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Montgomery County Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Operations:</b> As outlined under Section 5.4 Transfers to Operations – The statute and regulations permit PHAs with 250 or more units under management to use not more than 20 percent of their Capital Fund for Operations.	1406		\$185,314.60				
HA-Wide	<b>Reasonable Accommodations:</b> Various modifications as needed for reasonable accommodations	1502		\$5,000.00				
HA-Wide	<b>Management Improvements:</b> Public Housing Computer Software, Training & Technical Support	1408		\$50,000.00				
“	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug related crime, other criminal activities, security patrol (including private and local police), etc.	1408		\$5,000.00				
	<b>Subtotal</b>			<b>\$55,000.00</b>				

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

### Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Administration:</b> Salaries & Employee Benefits.	1410		<b>\$92,657.30</b>				
HA-Wide	<b>Fees &amp; Costs:</b> Architects & Engineers	1430		<b>\$45,000.00</b>				
HA-Wide	<b>Non-Dwelling Equipment:</b> Computer & Staff office equipment to improve overall operations, maintain high PHAS scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units and sites, etc.							
	Personal Computers	1475	35	\$40,000.00				
	Printers	1475	2	\$2,000.00				
	<b>Subtotal</b>			<b>\$42,000.00</b>				

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Montgomery County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: 2008 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2008</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PA-26-PO12-002</b> <b>Bright Hope Estates</b>							
Water heaters	03/31/11			09/30/13			
Heat ducts	03/31/11			09/30/13			
Rain gutters, downspouts, gutter guards	03/31/11			09/30/13			
<b>PA-26-PO12-003</b> <b>Bright Hope Manor</b>							
Hot air heaters	03/31/11			09/30/13			
Heat ducts	03/31/11			09/30/13			
Rain gutters, downspouts, gutter guards	03/31/11			09/30/13			
Parking lot	03/31/11			09/30/13			
Office carpeting	03/31/11			09/30/13			
<b>PA-26-PO12-004</b> <b>North Hills Manor</b>							
Kitchen cabinets, sinks, faucets, & drop ceilings	03/31/11			09/30/13			
<b>PA-26-PO12-005</b> <b>Crest Manor</b>							
Cleanouts sewer lines	03/31/11			09/30/13			
Coat & reline driveways	03/31/11			09/30/13			

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Montgomery County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: 2008 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PA-26-PO12-006</b> <b>Golden Age Manor</b>							
Roof ventilator cap	03/31/11			09/30/13			
Closet doors	03/31/11			09/30/13			
Coat roof	03/31/11			09/30/13			
<b>PA-26-PO12-007</b> <b>Robert P. Smith Towers</b>							
Coat roof	03/31/11			09/30/13			
Heaters & controls	03/31/11			09/30/13			
<b>PA-26-PO12-009</b> <b>Marshall W. Lee Towers</b>							
Fire alarm system	03/31/11			09/30/13			
Coat roof	03/31/11			09/30/13			
Boilers	03/31/11			09/30/13			
Elevators	03/31/11			09/30/13			
Lighting hallways	03/31/11			09/30/13			

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Montgomery County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: 2008 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PA-26-PO12-0011</b>							
<b>Sidney Pollock House</b>							
Elevators	03/31/11			09/30/13			
Parking lot	03/31/11			09/30/13			
Refrigerators	03/31/11			09/30/13			
Tub & shower faucets	03/31/11			09/30/13			
Coat roof	03/31/11			09/30/13			
Closet doors	03/31/11			09/30/13			
Stove & range hoods	03/31/11			09/30/13			
Hot & cold risers	03/31/11			09/30/13			
Command center upgrades	03/31/11			09/30/13			
Exterior Rehabilitation	03/31/11			09/30/13			
<b>HA-WIDE</b>							
<b>Cherry Court:</b>							
Seal Coat & Reline Parking Lot	03/31/11			09/30/13			
Repair Chimney Exterior & Waterproof	03/31/11			09/30/13			

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name: Montgomery County Housing Authority				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
PA-12-2		\$40,000.00	\$19,500.00	\$45,000.00	\$50,000.00
PA-12-3		\$42,500.00	\$20,000.00	\$15,500.00	\$20,000.00
PA-12-4		\$51,000.00	\$70,000.00	\$102,600.00	\$29,854.10
PA-12-5		\$44,000.00	\$80,000.00	\$65,000.00	\$55,000.00
PA-12-6		\$245,000.00	\$64,000.00	\$70,000.00	\$80,000.00
PA-12-7		\$27,554.10	\$200,554.10	\$70,000.00	\$40,000.00
PA-12-9		\$22,000.00	\$28,000.00	\$108,954.10	\$105,000.00
PA-12-11		\$35,000.00	\$22,000.00	\$35,000.00	\$129,200.00
HA-Wide					
Non-Dwelling Structures		\$15,000.00	\$18,000.00	\$10,000.00	\$13,000.00
Non-Dwelling Equipment		\$26,547.00	\$26,547.00	\$26,547.00	\$26,547.00
Fees & Costs		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Reasonable Accommodations		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Operations		\$185,314.60	\$185,314.60	\$185,314.60	\$185,314.60
Management Improvements		\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
Administration		\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30
CFP Funds Listed for 5-year planning		\$926,573.00	\$926,573.00	\$926,573.00	\$926,573.00
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010		
2008	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	PA-12-2 Bright Hope Estates	Replace porch roofs *	\$40,000.00	PA-12-2 Bright Hope Estates	Remove & replace chimneys	\$10,000.00
	“	<b>Subtotal</b>	<b>\$40,000.00</b>	“	Install chimney caps *	\$5,000.00
				“	Replace office carpeting	\$2,500.00
				“	Install telephone system in offices	\$2,000.00
					<b>Subtotal</b>	<b>\$19,500.00</b>
	PA-12-3 Bright Hope Manor	Replace storm doors *	\$30,000.00	PA-12-3 Bright Hope Manor	Replace storm doors *	\$20,000.00
	“	Mill, surface, & reline basketball court	\$10,000.00		<b>Subtotal</b>	<b>\$20,000.00</b>
	“	Install dryer vents *	\$2,500.00			
		<b>Subtotal</b>	<b>\$42,500.00</b>			
	PA-12-4 North Hills Manor	Remove tie walls & replace with decorative block	\$20,000.00	PA-12-4 North Hills Manor	Replace 5 boilers *	\$20,000.00
	“	Replace kitchen cabinets, sinks, faucets, & drop ceilings in 4 kitchens*	\$20,000.00	“	Replace domestic hot water heaters	\$20,000.00
	“	Waterproof brick walls	\$10,000.00	“	Replace cold water main to buildings	\$20,000.00
		<b>Subtotal</b>	<b>\$51,000.00</b>	“	Replace kitchen cabinets, sinks, faucets, & drop ceilings in 2 kitchens*	\$10,000.00
					<b>Subtotal</b>	<b>\$70,000.00</b>
	Total CFP Estimated Cost		<b>\$133,500.00</b>			<b>\$109,500.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA-12-5 Crest Manor	Replace gas lines	\$44,000.00	PA-12-5 Crest Manor	Replace gas furnaces	\$30,000.00
		<b>Subtotal</b>	<b>\$44,000.00</b>	“	Replace hot water heaters *	\$20,000.00
				“	Replace interior doors *	\$20,000.00
				“	Replace siding	\$10,000.00
					<b>Subtotal</b>	<b>\$80,000.00</b>
	PA-12-6 Golden Age Manor	Replace LED Lights & hallway light fixtures *	\$15,000.00	PA-12-6 Golden Age Manor	Replace lavatory sinks and faucets with vanities*	\$20,000.00
	“	Replace Fire Alarm System, control panel, initiation, notification, emergency contact and call devices, etc.	\$200,000.00	“	Replace shower faucets*	\$15,000.00
	“	Seal & reline parking lot	\$10,000.00	“	Install bypass circulator system on boilers*	\$5,000.00
	“	Repair front overhang	\$20,000.00	“	Replace kitchen & bathroom copper drain lines, tub & shower drains*	\$20,000.00
		<b>Subtotal</b>	<b>\$245,000.00</b>	“	Install A/C laundry rm.*	\$4,000.00
					<b>Subtotal</b>	<b>\$64,000.00</b>
	Total CFP Estimated Cost		<b>\$289,000.00</b>			<b>\$144,000.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010		
<b>2008</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See Annual Statement	PA-12-7 Robert P. Smith Towers	Replace main sewer line in laundry	\$27,554.10	PA-12-7 Robert P. Smith Towers	Upgrade boilers	\$20,000.00
		<b>Subtotal</b>	<b>\$27,554.10</b>	“	Replace Fire Alarm System, control panel, initiation, notification , emergency contact and call devices, etc.	\$180,554.10
					<b>Subtotal</b>	<b>\$200,554.10</b>
	PA-12-9 Marshall W. Lee Towers	Replace booster pump	\$5,000.00	PA-12-9 Marshall W. Lee Towers	Replace bathroom sinks & faucets with vanities*	\$20,000.00
	“	Replace tub drains *	\$12,000.00	“	Replace sidewalks near driveway entrance	\$5,000.00
	“	Replace electrical panels in boiler room	\$4,000.00	“	Install telephone system 1 <sup>st</sup> floor offices	\$2,000.00
	“	Replace hallway lighting*	\$1,000.00	“	Replace hallway lighting*	\$1,000.00
		<b>Subtotal</b>	<b>\$22,000.00</b>		<b>Subtotal</b>	<b>\$28,000.00</b>
	PA-12-11 Sidney Pollock House	Install central air in community room *	\$15,000.00	PA-12-11 Sidney Pollock House	Replace first floor windows	\$20,000.00
	“	Install water heaters	\$20,000.00	“	Install telephone system 4 <sup>th</sup> floor offices	\$2,000.00
		<b>Subtotal</b>	<b>\$35,000.00</b>		<b>Subtotal</b>	<b>\$22,000.00</b>
Total CFP Estimated Cost			<b>\$84,554.10</b>			<b>\$250,554.10</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010		
<b>2008</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	HA Wide Non-Dwelling Structures  Cherry Court	Parking lot barrier arm	\$10,000.00	HA-Wide Non-Dwelling Structures  Cherry Court	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$18,000.00
	Parking Lot: 453-455 High Street, Pottstown	Install surveillance equipment	\$5,000.00	“	<b>Subtotal</b>	<b>\$18,000.00</b>
		<b>Subtotal</b>	<b>\$15,000.00</b>			
Total CFP Estimated Cost			<b>\$15,000.00</b>			<b>\$18,000.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>2010</u> FFY Grant: 2010 PHA FY: 2010		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		<b>Subtotal</b>	<b>\$26,547.00</b>		<b>Subtotal</b>	<b>\$26,547.00</b>
	HA-Wide Fees & Costs	Architects & Engineers	\$40,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$40,000.00
		<b>Subtotal</b>	<b>\$40,000.00</b>		<b>Subtotal</b>	<b>\$40,000.00</b>
	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$5,000.00	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$5,000.00
		<b>Subtotal</b>	<b>\$5,000.00</b>		<b>Subtotal</b>	<b>\$5,000.00</b>
	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public Housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc.	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc.	\$10,000.00
		<b>Subtotal</b>	<b>\$55,000.00</b>		<b>Subtotal</b>	<b>\$55,000.00</b>
Total CFP Estimated Cost			<b>\$126,547.00</b>			
			<b>\$126,547.00</b>			





## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2011</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2012</u> FFY Grant: 2012 PHA FY: 2012		
<b>2008</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	PA-12-6 Golden Age Manor	Replace waste stacks and bathroom cast drain lines	\$30,000.00	PA-12-6 Golden Age Manor	Replace handrails in stairwells	\$30,000.00
	“	Install A/C in corridors	\$10,000.00	“	Replace main electrical panels on first floor	\$10,000.00
	“	Seal & reline parking lot	\$10,000.00	“	Replace kitchen lighting*	\$20,000.00
	“	Replace downspouts *	\$20,000.00	“	Replace floor tile in community & pool rooms*	\$20,000.00
		<b>Subtotal</b>	<b>\$70,000.00</b>		<b>Subtotal</b>	<b>\$80,000.00</b>
	PA-12-7 Robert P. Smith Towers	Replace exterior side entrance doors	\$10,000.00	PA-12-7 Robert P. Smith Towers	Replace handrails in stairwells	\$20,000.00
	“	Replace ground floor windows to operable	\$20,000.00	“	Replace front entrance doors with automatic	\$20,000.00
	“	Remodel bathrooms *	\$40,000.00		<b>Subtotal</b>	<b>\$40,000.00</b>
		<b>Subtotal</b>	<b>\$70,000.00</b>			
Total CFP Estimated Cost			<b>\$140,000.00</b>			<b>\$120,000.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2011</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2012</u> FFY Grant: 2012 PHA FY: 2012		
<b>2008</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	PA-12-9 Marshall Lee Towers	Replace 1 <sup>st</sup> floor tile & cove base *	\$10,000.00	PA-12-9 Marshall Lee Towers	Replace handrails in stairwells	\$20,000.00
	“	Repair retaining wall & drainage	\$40,000.00	“	Seal and line parking lot	\$10,000.00
	“	Exhaust ventilators	\$10,000.00	“	Replace emergency generator and construct fire rated room	\$64,000.00
	“	Replace riser ball valves*	\$20,000.00	“	Replace rear door with automatic	\$10,000.00
	“	Renovate compactor	\$5,000.00	“	Replace hallway lighting*	\$1,000.00
	“	Remodel bathrooms *	\$22,954.10	<b>Subtotal</b>		<b>\$105,000.00</b>
	“	Replace hallway lighting*	\$1,000.00			
		<b>Subtotal</b>	<b>\$108,954.10</b>			
	PA-12-11 Sidney Pollock House	Replace ranges & range hoods *	\$15,000.00	PA-12-11 Sidney Pollock House	Replace sidewalk and curbing	\$47,200.00
	“	Remodel bathrooms *	\$20,000.00	“	Install fencing at outside sitting area*	\$7,000.00
		<b>Subtotal</b>	<b>\$35,000.00</b>	“	Replace emergency generator and construct a fire rated room	\$60,000.00
				“	Repair & repoint retaining walls	\$15,000.00
				<b>Subtotal</b>		<b>\$129,200.00</b>
	Total CFP Estimated Cost		<b>\$143,954.10</b>			<b>\$234,200.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2011</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2012</u> FFY Grant: 2012 PHA FY: 2012		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA Wide Non-Dwelling Structures			HA Wide Non-Dwelling Structures		
	Cherry Court	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$10,000.00	Cherry Court	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$10,000.00
		<b>Subtotal</b>	<b>\$10,000.00</b>	“	Replace office carpeting	\$3,000.00
					<b>Subtotal</b>	<b>\$13,000.00</b>
Total CFP Estimated Cost			<b>\$10,000.00</b>			<b>\$13,000.00</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: <u>2011</u> FFY Grant: 2012 PHA FY: 2011			Activities for Year: <u>2012</u> FFY Grant: 2012 PHA FY: 2012		
<b>2008</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		<b>Subtotal</b>	<b>\$26,547.00</b>		<b>Subtotal</b>	<b>\$26,547.00</b>
	HA-Wide Fees & Costs	Architects & Engineers	\$40,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$40,000.00
		<b>Subtotal</b>	<b>\$40,000.00</b>		<b>Subtotal</b>	<b>\$40,000.00</b>
	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$5,000.00	HA-Wide Reasonable Accommodations	Various Modifications as needed for reasonable accommodations	\$5,000.00
		<b>Subtotal</b>	<b>\$5,000.00</b>		<b>Subtotal</b>	<b>\$5,000.00</b>
	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc.	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), etc.	\$10,000.00
		<b>Subtotal</b>	<b>\$55,000.00</b>		<b>Subtotal</b>	<b>\$55,000.00</b>
Total CFP Estimated Cost			<b>\$126,547.00</b>			<b>\$126,547.00</b>

# Annual Statement / Performance and Evaluation Report

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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- Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement (revision no:    )
- Performance and Evaluation Report for Period Ending:6/30/07  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$176,132.22	\$176,132.22	\$176,132.22	\$176,132.22
3	1408 Management Improvements	\$55,000.00	\$63,000.00	\$59,455.59	\$59,455.59
4	1410 Administration	\$88,066.10	\$88,066.10	\$88,066.10	\$88,066.10
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$37,052.00	\$31,934.75	\$31,934.75	\$31,934.75
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$227,622.10	\$337,459.22	\$326,059.22	\$326,059.22
10	1460 Dwelling Structures	\$207,288.58	\$149,842.62	\$77,192.62	\$77,192.62
11	1465.1 Dwelling Equipment-Nonexpendable	\$40,000.00	\$18,226.09	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$15,500.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$24,000.00	\$16,000.00	\$5,005.30	\$5,005.30
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collaterization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$10,000.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$880,661.00	\$880,661.00	\$763,845.80	\$763,845.80
22	Amount of Line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$80,000.00	\$50,000.00	\$50,000.00	\$50,000.00
24	Amount of Line 21 Related to Security - Soft Costs	\$10,000.00	\$5,463.41	\$1,919.00	\$1,919.00
25	Amount of Line 21 Related to Security - Hard Costs	\$6,500.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$167,288.58	\$83,876.09	\$0.00	\$0.00

**Annual Statement / Performance and Evaluation Report**

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

06/30/07

**Part II: Supporting Pages**

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-002 BRIGHT HOPE ESTATES	REPLACE HOT AIR FURNACES 1400 126 001	1460	50	\$20,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	REPLACE GAS RANGES 1400 126 003	1465.1	25	\$10,000.00	\$8,226.09	\$0.00	\$0.00	PENDING
	REPLACE REFRIGERATORS 1400 126 004	1465.1	20	\$10,000.00	\$10,000.00	\$0.00	\$0.00	PENDING
	<b>SUBTOTAL</b>			<b>\$40,000.00</b>	<b>\$18,226.09</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-003 BRIGHT HOPE MANOR	REPLACE REFRIGERATORS 1400 126 007	1465.1	20	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	REPLACE RANGES 1400 126 008	1465.1	30	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	<b>SUBTOTAL</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-004 NORTH HILLS MANOR	INSTALL BATHROOM EXHAUST FANS 1400 126 010	1460	50	\$7,000.00	\$7,000.00	\$0.00	\$0.00	PENDING
	TOPCOAT, SEAL AND RELINE EXISTING PARKING AREAS 1400 126 011	1450	4,000 sf	\$6,500.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	INSTALL FRONT&REAR FROST PROOF FAUCETS 1400 126 012	1460	50	\$8,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	<b>SUBTOTAL</b>			<b>\$21,500.00</b>	<b>\$7,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-005 CREST MANOR	REPLACE EXISTING SIDEWALKS,PADS, AND WALKWAYS 1400 126 015	1450	25,465sf	\$128,122.10	\$266,059.22	\$266,059.22	\$266,059.22	COMPLETED
	UPGRADE BATHROOMS 1400 126 016	1460	20	\$25,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	INSTALL REAR FROST PROOF FAUCETS 1400 126 017	1460	50	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	TOPSOIL, SEEDING AND LANDSCAPING 1400 126 018	1450	6,000 sf	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	COMPLETED
	TOPCOAT PARKING AREAS 1400 126 018A	1450	16,490sf	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	COMPLETED
	<b>SUBTOTAL</b>			<b>\$223,122.10</b>	<b>\$326,059.22</b>	<b>\$326,059.22</b>	<b>\$326,059.22</b>	
PA-26-P012-006	UPGRADE FIRE ALARM SYSTEM	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR2

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GOLDEN AGE MANOR	1400 126 019 REPLACE SMOKE DETECTORS	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR2
	1400 126 020 REPLACE MAIN ELECTRICAL PANELS ON FIRST FLOOR	1460	2 panels	\$8,600.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	1400 126 021 REPLACE KITCHEN LIGHTING	1460	156	\$15,600.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	1400 126 024 REPLACE FLOOR TILE IN COMMUNITY, LAUNDRY, & POOL ROOMS	1460	3,448 sf	\$10,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	1400 126 025 SEAL & LINE PARKING LOT	1450	11,866sf	\$0.00	\$5,000.00	\$0.00	\$0.00	PENDING CF06/YR3
	1400 126 025A							
	<b>SUBTOTAL</b>				<b>\$44,200.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-26-P012-007 ROBERT P. SMITH TOWERS	1400 126 026 WATERPROOF, CAULK, GROUT & REPLACE OR REPAIR DETERIORATING CONCRETE WINDOW SILLS/LINTELS	1460	1 bldg	\$20,000.00	\$77,192.62	\$77,192.62	\$77,192.62	COMPLETED
	1400 126 027 REPLACE DRAPES ON FIRST FLOOR	1460	32	\$5,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	1400 126 027A SEAL & LINE PARKING LOT	1450	3,200sf	\$0.00	\$2,400.00	\$0.00	\$0.00	PENDING CF06/YR2
	<b>SUBTOTAL</b>				<b>\$25,000.00</b>	<b>\$84,592.62</b>	<b>\$77,192.62</b>	<b>\$77,192.62</b>
PA-26-P012-009 MARSHALL W. LEE TOWERS	1400 126 029 UPGRADE FIRE ALARM SYSTEM	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR1
	1400 126 030 REPLACE SMOKE DETECTORS	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR1
	1400 126 031 SEAL AND LINE PARKING LOT	1450	7,514sf	\$4,000.00	\$4,000.00	\$0.00	\$0.00	PENDING
	1400 126 032 REPLACE ELECTRIC PANEL - 1ST FLR	1460	1 panel	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR2
	1400 126 032A REPLACE DOMESTIC HOT WATER HEATERS	1460	2	\$48,088.58	\$55,650.00	\$0.00	\$0.00	IN PROCESS CF06/YR3
<b>SUBTOTAL</b>				<b>\$67,088.58</b>	<b>\$59,650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-011 SIDNEY	1400 126 033 REPLACE SIDEWALK AND CURBING	1450	1600sf sdwkw	\$20,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5

**Annual Statement / Performance and Evaluation Report**

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

06/30/07

**Part II: Supporting Pages**

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
POLLOCK HOUSE	INSTALL FENCING (OUTSIDE SITTING AREA) 1400 126 034	1450	315 lf curb 94 lf	\$4,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	REPLACE BLINDS ON FIRST FLOOR 1400 126 035	1460	38	\$5,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	<b>SUBTOTAL</b>			<b>\$29,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
HA WIDE NON-DWELLING STRUCTURES CHERRY COURT	REPAIR ELECTRIC, IMPROVE HVAC SYSTEM AND UPGRADE SECURITY 1400 126 036	1470	1bldg	\$12,500.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
	REPLACE CARPETING 1400 126 037	1470	6,000sf	\$3,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF08/YR5
	<b>SUBTOTAL</b>			<b>\$20,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
453-455 HIGH STREET PARKING LOT	TOPSOIL, SEEDING AND LANDSCAPING 1400 126 038	1450	3,000sf	\$5,000.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
<b>SUBTOTAL</b>				<b>\$20,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
HA-WIDE	<b>OPERATIONS:</b> AS OUTLINED UNDER SECTION 519- PUBLIC HOUSING CAPITAL AND OPERATING FUNDS, BEGINNING IN 2000, PHAs WITH 250 OR MORE UNITS CAN USE UP TO 20% OF THEIR CAPITAL FUND ALLOCATION FOR OPERATING FUND ACTIVITIES 1400 126 039	1406		<b>\$176,132.22</b>	<b>\$176,132.22</b>	<b>\$176,132.22</b>	<b>\$176,132.22</b>	COMPLETED
HA-WIDE	<b>MANAGEMENT IMPROVEMENTS:</b> PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL	1408		\$45,000.00	\$57,536.59	\$57,536.59	\$57,536.59	COMPLETED

**Annual Statement / Performance and Evaluation Report**

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

06/30/07

**Part II: Supporting Pages**

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SUPPORT 1400 126 040 APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 126 041	1408		\$10,000.00	\$5,463.41	\$1,919.00	\$1,919.00	IN PROCESS
	<b>SUBTOTAL</b>			<b>\$55,000.00</b>	<b>\$63,000.00</b>	<b>\$59,455.59</b>	<b>\$59,455.59</b>	
HA-WIDE	<b>ADMINISTRATION:</b> SALARIES, EMPLOYEE BENEFITS, ENVIRONMENTAL REVIEWS 1400 126 042	1410		<b>\$88,066.10</b>	<b>\$88,066.10</b>	<b>\$88,066.10</b>	<b>\$88,066.10</b>	COMPLETED
HA-WIDE	<b>FEES &amp; COSTS:</b> ARCHITECT & ENGINEERING FEES 1400 126 043	1430		<b>\$37,052.00</b>	<b>\$31,934.75</b>	<b>\$31,934.75</b>	<b>\$31,934.75</b>	IN PROCESS
HA-WIDE	<b>REASONABLE ACCOMMODATIONS</b> 1400 126 043A	1502		<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	FUTURE CF08/YR1
HA-WIDE	<b>NON-DWELLING EQUIPMENT:</b> COMPUTER & STAFF OFFICE EQUIPMENT: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH							

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC.							
	PERSONAL COMPUTERS 1400 126 044	1475	4	\$8,000.00	\$6,000.00	\$5,005.30	\$5,005.30	IN PROCESS
	PRINTERS 1400 126 045	1475	6	\$8,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	STAFF OFFICE EQUIP:TYPEWRITERS, FAX, COPIER, ETC. 1400 126 046	1475	L.S.	\$8,000.00	\$5,000.00	\$0.00	\$0.00	PENDING
	<b>SUBTOTAL</b>			<b>\$24,000.00</b>	<b>\$16,000.00</b>	<b>\$5,005.30</b>	<b>\$5,005.30</b>	
	<b>GRAND TOTAL</b>			<b>\$880,661.00</b>	<b>\$880,661.00</b>	<b>\$763,845.80</b>	<b>\$763,845.80</b>	

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule (CF2006)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b><u>PA-26-P012-002</u></b>							
HOT AIR FURNACES 1400 126 001	03/31/08			09/30/10			
GAS RANGES 1400 126 003	03/31/08			09/30/10			
REFRIGERATORS 1400 126 004	03/31/08			09/30/10			
<b><u>PA-26-P012-003</u></b>							
REFRIGERATORS 1400 126 007	03/31/08			09/30/10			
RANGES 1400 126 008	03/31/08			09/30/10			
<b><u>PA-26-P012-004</u></b>							
BATHROOM EXHAUST FANS 1400 126 010	03/31/08			09/30/10			
PARKING AREAS 1400 126 011	03/31/08			09/30/10			
FAUCETS 1400 126 012	03/31/08			09/30/10			
<b><u>PA-26-P012-005</u></b>							
SIDEWALKS, PADS & WALKWAYS 1400 126 015	03/31/08		07/31/06	09/30/10		11/30/06	COMPLETED
BATHROOMS 1400 126 016	03/31/08			09/30/10			
FAUCETS 1400 126 017	03/31/08			09/30/10			
TOPSOIL,SEED, LANDSCAPE 1400 126 018	03/31/08		07/31/06	09/30/10		11/30/06	COMPLETED
PARKING AREAS 1400 126 018A	03/31/08		07/31/06	09/30/10		11/30/06	COMPLETED
<b><u>PA-26-P012-006</u></b>							

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule (CF2006)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FIRE ALARM 1400 126 019	03/31/08			09/30/10			
SMOKE DETECTORS 1400 126 020	03/31/08			09/30/10			
ELECTRICAL PANELS 1400 126 021	03/31/08			09/30/10			
KITCHEN LIGHTING 1400 126 024	03/31/08			09/30/10			
FLOOR TILE 1400 126 025	03/31/08			09/30/10			
<b><u>PA-26-P012-007</u></b> WATERPROOF, CAULK,GROUT, SILLS/LINTELS 1400 126 026	03/31/08		08/31/06	09/30/10		12/31/06	COMPLETED
REPLACE DRAPES 1400 126 027	03/31/08			09/30/10			
<b><u>PA-26-P012-009</u></b> FIRE ALARM 1400 126 029	03/31/08			09/30/10			
SMOKE DETECTORS 1400 126 030	03/31/08			09/30/10			
SEAL & LINE PARKING LOT 1400 126 031	03/31/08			09/30/10			
ELECTRICAL PANEL 1400 126 032	03/31/08			09/30/10			
REPLACE DOMESTIC HOT WATER HEATERS 1400 126 032A	03/31/08			09/30/10			
<b><u>PA-26-P012-0011</u></b> SIDEWALK &	03/31/08			09/30/10			

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule (CF2006)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CURBING 1400 126 033							
FENCING 1400 126 034	03/31/08			09/30/10			
BLINDS 1400 126 035	03/31/08			09/30/10			
<b>CHERRY COURT</b> ELECTRIC, HVAC SECURITY 1400 126 036	03/31/08			09/30/10			
CARPETING 1400 126 037	03/31/08			09/30/10			
<b>453-455 HIGH ST</b> TOPSOIL, SEED, LANDSCAPE 1400 126 038	03/31/08			09/30/10			

## **Attachment B : Executive Summary**

*The Montgomery County Housing Authority*

*Page 1 of 3*

The Montgomery County Housing Authority (MCHA) provides affordable housing through traditional public housing units that the MCHA maintains and operates and through the Housing Choice Voucher Program (HCVP) which helps subsidize the rental costs for residents living in privately owned rental units. In total, MCHA is responsible for providing housing for approximately 3,400 low-income households in Montgomery County. This figure reflects almost 5% of all the rental units across the county. The vast majority of MCHA's \$27 Million budget is provided by the U.S. Department of Housing and Urban Development (HUD).

Every year HUD requires housing authorities to prepare *Public Housing Agency Plans*, in part, to help identify spending priorities related to expenditures from the Capital Fund Program (CFP). This Executive Summary attempts to summarize MCHA's 2008 Annual Plan. The plan was developed with the cooperation of the residents, management, local government and other interested parties. CFP dollars are intended for capital improvements to MCHA-owned property. The top priority of the Board of Directors is the safety and security of the residents within our housing developments. Coupled with that top priority is compliance with other federal, state and local regulations and codes including, but not limited to, Americans with Disabilities Act, local building codes and others.

The primary challenge facing housing authorities nationally is decreasing federal funding provided through HUD. For example, in 2007 housing authorities are receiving only approximately 82% of the Public Housing operating subsidy that HUD's formula indicates we should receive. Additionally, the decrease in the CFP since 2001 has been dramatic. In the case of the MCHA, the decrease from 2001 to 2006 was almost 20% or about \$170,000. Coupled with inflation, this decrease presents significant challenges.

The wide variety of needs associated with the aging structures within MCHA's portfolio present unique challenges relative to ensuring that each development receives its 'fair share' of capital dollars. The 2008 spending priorities, as detailed in the plan, attempt to address needs in an equitable manner. The largest single line item proposed in 2008 is the replacement of the fire alarm and related systems at Marshall Lee Towers in Conshohocken. This type of improvement was previously completed at the Sidney Pollock House in Pottstown and is proposed for completion in future years at Robert P. Smith Towers in Pottstown and Golden Age Manor in Royersford.

### HUD Evaluates MCHA Annually

HUD's Real Estate Assessment Center (REAC) attempts to effectively and fairly measure the performance of a Public Housing Agency (PHA) using the Public Housing Assessment System (PHAS). As the centralized system of REAC, HUD electronically collects individual subsystem scores, produces a composite PHAS score and communicates the results that represent a PHA'S management performance. Following are the four components that Housing Authorities are graded on by HUD.

1. Physical Inspection  
An independent inspector provided by HUD selects units at random and inspects all physical aspects of the properties, interior and exterior.
2. Financial Assessment  
In order to assess the financial condition of these agencies, REAC reviews each agency's financial information annually.
3. Resident Satisfaction Survey  
PIH-REAC's Customer Satisfaction Survey promotes resident participation by use of a random sample survey process, which measures the level of tenant satisfaction with their housing conditions. In cooperation with the PHA'S, this process begins electronically with ensuring accurate unit addresses through web-based Resident Assessment Subsystem verification submissions.
4. Management Assessment  
Using the Management Operations Certification PHA'S nationwide provide HUD with detailed information describing their management operations. This annual submission is transmitted electronically to REAC where it is reviewed and scored. The results are combined with scores from the physical, financial and customer satisfaction assessments to provide HUD with a complete picture of a PHA'S overall condition.

In 1991 the Montgomery County Housing Authority Public Housing Division received an overall REAC score of 68.9% and in 1992 a 78.4% designating them as *Standard Performers*, from 1993 until the present, MCHA has received scores in excess of 90% with three years at 99%. Based on these high scores, for a period of thirteen consecutive years, HUD has designated the MCHA Public Housing Division as *High Performers*. A proud accomplishment, especially in light of the funding reductions and increasing regulatory mandates imposed by HUD. The below table details the last eight years of Physical Inspection scores at all eight of the MCHA's developments.

PROJECT	FFY 1999	FFY 2000	FFY 2001	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	8 YEAR AVERAGE
BRIGHT HOPE ESTATES	93	92	92	97	97	98	98	90c	94.6
BRIGHT HOPE MANOR	93	81	81	98	98	95	95	82b	90.3
NORTH HILLS MANOR	68	85	85	83	83	67	67	87c	78.1
CREST MANOR	74	93	93	86	86	78	78	91b	84.8
GOLDEN AGE MANOR	93	99	99	100	100	99	99	76b	95.6
ROBERT SMITH TOWERS	89	95	95	100	100	99	99	79c	94.5
MARSHALL LEE TOWERS	87	98	98	98	98	97	97	91a	95.5
SIDNEY POLLOCK HOUSE	95	99	99	100	100	89	89	79a	93.7

It is MCHA's intention during the next year, to remain *High Performers* as designated by HUD, we will attempt to retain our long standing 99% occupancy rate and through the CFP improve our Housing Stock, by doing so, we are able to fulfill the final phrase of the MCHA's mission statement: "*to achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County*".

Coupled with efforts relative to Public Housing, our plans for our Housing Choice Voucher (HCVP) for 2008 are as follows:

- Training of new staff members and file quality control review. We have hired several new staff members and promoted several staff members within the HCVP Department, it will be necessary for us to ensure that all of our new staff members and members promoted to higher positions within the department are adequately trained on program guidelines, computer functions and our internal processes for administration of our Housing Vouchers.
- Section Eight Management Assessment Program (SEMAP) reporting and ongoing activities that support our duty to comply with the SEMAP Program indicators.
- Sale of ten units under our HCVP Homeownership Program.
- Sale of one last unit available for sale to a low income family under our 5(h) Homeownership Program.
- Enrollment of 25 new families in our HCVP Family Self Sufficiency Program.
- Completion of the lease up of the last families moving into our new Project Based Project, Ardmore Crossing, located in Ardmore, Pennsylvania.
- Start of administration of the funding we received, in partnership with our County Mental Health Mental Retardation Department, under HUD's Shelter Plus Care Program.
- Continue and increase administration of Home Program and Affordable Housing Trust Fund Program Tenant Based Rental Assistance funds which come to us from Montgomery County Offices of Housing and Community Development on behalf of several County Social Service agencies.
- Applying for additional incremental and other program Vouchers if these funds become available.
- Work with Montgomery County Offices of Aging and Adult Services and Offices of Mental Health Mental Retardation in the efforts of these groups to move patients from Norristown State Hospital to independent living and families living in Nursing Homes who are able to live independently to independent shelter arrangements.
- Evaluate the feasibility of applying for authorization to administer the Moving to Work Program of HUD if the Department invites PHAs to submit applicants for administration of this program.
- Expend \$75,000.00 of American Dream Down Payment Assistance funds and Affordable Housing Trust Fund funding for grants to be awarded to first time home buyers for assistance with down payments, closing costs and other costs associated with the purchase of a first home.

## **Attachment C : Resident Advisory Board Membership**

### Representing Bright Hope Community Residents

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

### Representing North Hills Manor Residents

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

### Representing Crest Manor Residents

- Debra Dewitt – President
- Otis Lewis - Treasurer

### Representing Golden Age Manor Residents

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

### Representing Robert Smith Towers Residents

- Virginia Hennessey - President
- Mary Hart – Vice President
- Anthony Almond – Treasurer
- Nancy Swarthout – Secretary
- Betty Lou Taggart – Council
- Judy Boyer – Council
- Barbara Binkley – Council

### Representing Marshall W. Lee Towers Residents

- Donald Roop – President
- Virginia Gioia – Vice President
- Albinia Costello – Treasurer
- Rita Roop – Secretary
- Mary Birch – Chaplin

### Representing Sidney Pollock House Residents

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

# Annual Statement / Performance and Evaluation Report

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

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement   
  Reserve for Disaster/Emergencies   
  Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report: 6/30/07

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$185,314.60	\$185,314.60	\$185,314.60	\$185,314.60
3	1408 Management Improvements	\$59,786.90	\$60,513.90	\$60,513.90	\$60,513.90
4	1410 Administration	\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,774.00	\$37,379.00	\$37,379.00	\$37,379.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$276,583.48	\$276,583.48	\$276,583.48	\$276,583.48
10	1460 Dwelling Structures	\$237,956.72	\$242,124.72	\$242,124.72	\$242,124.72
11	1465.1 Dwelling Equipment-Nonexpendable	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$32,000.00	\$30,500.00	\$30,500.00	\$30,500.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collaterization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$926,573.00	\$926,573.00	\$926,573.00	\$926,573.00
22	Amount of Line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$276,161.42	\$276,161.42	\$276,161.42	\$276,161.42
24	Amount of Line 21 Related to Security - Soft Costs	\$10,000.00	\$10,727.00	\$10,727.00	\$10,727.00
25	Amount of Line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$237,956.72	\$237,956.72	\$237,956.72	\$237,956.72

Annual Statement / Performance and Evaluation Report

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

06/30/07

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-P012-002 BRIGHT HOPE ESTATES	REPLACE GAS LINES 1400 125 001	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE CHIMNEYS 1400 125 002	1460	35	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	REPLACE SMOKE DETECTORS * 1400 125 003	1460	117 units	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-003 BRIGHT HOPE MANOR	REPLACE SMOKE DETECTORS * 1400 125 004	1460	78 units	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	RESURFACE & PAINT BASKETBALL CT 1400 125 005	1450	2,600 sf	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR5
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-004 NORTH HILLS MANOR	REPLACE REFRIGERATORS * 1400 125 006	1465.1	20	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	WATERPROOF ADMN BLDG BASEMNT * 1400 125 007	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	INSTALL GAS SHUTOFF VALVES 1400 125 008	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE CLOTHES POLES * 1400 125 009	1450	100	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE SMOKE DETECTORS * 1400 125 010	1460	50 units	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE SIDEWLK,CURB,PAD,RAILGS 1400 125 011	1450	L.S.	\$276,161.42	\$276,161.42	\$276,161.42	\$276,161.42	COMPLETED-SCOPE CHNGD TO COMPLETE REPLCMNT
<b>SUBTOTAL</b>			<b>\$276,161.42</b>	<b>\$276,161.42</b>	<b>\$276,161.42</b>	<b>\$276,161.42</b>		
PA-26-P012-005	NEW ELECTRICAL SER (PROSPECT AV)	1450	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETED-GEN FUND

**Annual Statement / Performance and Evaluation Report**

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

06/30/07

**Part II: Supporting Pages**

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
CREST MANOR	1400 125 012 REMOVE EXISTING LIGHTING FROM POLES	1450	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
	1400 125 013 REPLACE SEWER LATERALS	1450	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
	1400 125 014 REPLACE CLOTHES POLES *	1450	80	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
	1400 125 015 REPLACE SMOKE DETECTORS *	1460	40 units	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
	1400 125 016 <b>SUBTOTAL</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	PA-26-P012-006 GOLDEN AGE MANOR	REPLACE SIDEWAKS, CONCRETE & RAILING AT BOILER ROOM RAMP	1450	500 sf	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETED CG708
1400 125 017 WATERPROOF EXTERIOR OF BUILDING		1460	1 bldg	\$0.00	\$4,389.62	\$4,389.62	\$4,389.62	FUTURE CF07/YR1	
1400 125 018 REPLACE DOWNSPOUTS		1460	10	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
1400 125 019 INSTALL A/C IN COMMUNITY&POOL RM *		1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	COMPLETED-GEN FUND	
1400 125 020 REPLACE WASTE STACKS & BATHRM DRAIN LINES		1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
1400 125 021 <b>SUBTOTAL</b>					<b>\$0.00</b>	<b>\$4,389.62</b>	<b>\$4,389.62</b>	<b>\$4,389.62</b>	
PA-26-P012-007 ROBERT P. SMITH TOWERS		REMODEL BATHROOMS *	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	1400 125 022 WATERPROOF EXTERIOR OF BUILDING	1460	1	\$65,813.16	\$65,591.54	\$65,591.54	\$65,591.54	IN PROCESS-BIDS HIGHER	
	1400 125 023 REPLACE SMOKE DETECTORS *	1460	80 units	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5	
	1400 125 024 <b>SUBTOTAL</b>				<b>\$65,813.16</b>	<b>\$65,591.54</b>	<b>\$65,591.54</b>	<b>\$65,591.54</b>	
PA-26-P012-008 SCATTERED	MINOR REHAB * 1400 125 025	1460	1 unit	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER CF06/YR1	

**Annual Statement / Performance and Evaluation Report**

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

06/30/07

**Part II: Supporting Pages**

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>SITES</b>		<b>SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA-26-P012-009	WATERPROOF EXTERIOR OF BUILDING 1400 125 026	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
MARSHALL W. LEE TOWERS	REPLACE RISER BALL VALVES 1400 125 027	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	RENOVATE COMPACTOR 1400 125 028	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REMODEL BATHROOMS * 1400 125 029	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
	REPLACE WINDOWS 1400 125 029A	1460		\$172,143.56	\$172,143.56	\$172,143.56	\$172,143.56	COMPLETED CF04/YR1
<b>SUBTOTAL</b>				<b>\$172,143.56</b>	<b>\$172,143.56</b>	<b>\$172,143.56</b>	<b>\$172,143.56</b>	
PA-26-P012-011	REMODEL BATHROOMS * 1400 125 030	1460	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR5
SIDNEY POLLOCK HOUSE	WATERPROOF EXTERIOR OF BUILDING 1400 125 031	1460	1 bldg	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
	LOBBY FURNITURE * 1400 125 031A	1465.1		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	COMPLETED CF06/YR4
<b>SUBTOTAL</b>				<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	
HA WIDE NON-DWELLING STRUCTURES	CHERRY COURT							
	MINOR REHABILITATION * 1400 125 032	1470	1bldg	\$0.00	\$0.00	\$0.00	\$0.00	FUTURE CF07/YR1
453-455 HIGH STREET	MODERNIZE PARKING LOT 1400 125 033	1450	1	\$422.06	\$422.06	\$422.06	\$422.06	COMPLETED-FINAL CLOSE OUT, PROJECT COMPLETE
<b>SUBTOTAL</b>				<b>\$422.06</b>	<b>\$422.06</b>	<b>\$422.06</b>	<b>\$422.06</b>	
HA-WIDE	<b>OPERATIONS:</b> AS OUTLINED UNDER SECTION 519-PUBLIC HOUSING CAPITAL AND	1406		<b>\$185,314.60</b>	<b>\$185,314.60</b>	<b>\$185,314.60</b>	<b>\$185,314.60</b>	COMPLETED

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATING FUNDS, BEGINNING IN 2000, PHAs WITH 250 OR MORE UNITS CAN USE UP TO 20% OF THEIR CAPITAL FUND ALLOCATION FOR OPERATING FUND ACTIVITIES 1400 125 034							
HA-WIDE	<b>MANAGEMENT IMPROVEMENTS:</b> PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 125 035	1408		\$49,786.90	\$49,786.90	\$49,786.90	\$49,786.90	COMPLETED
HA-WIDE	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 125 036	1408		\$10,000.00	\$10,727.00	\$10,727.00	\$10,727.00	COMPLETED
	<b>SUBTOTAL</b>			<b>\$59,786.90</b>	<b>\$60,513.90</b>	<b>\$60,513.90</b>	<b>\$60,513.90</b>	
HA-WIDE	<b>ADMINISTRATION:</b> TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC., AND FOR ENVIRONMENTAL REVIEW COSTS 1400 125 037	1410		\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30	COMPLETED
HA-WIDE	<b>FEES &amp; COSTS:</b> ARCHITECT & ENGINEERING FEES 1400 125 038	1430		\$40,774.00	\$37,379.00	\$37,379.00	\$37,379.00	COMPLETED

Part II: Supporting Pages

PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2005 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	<b>NON-DWELLING EQUIPMENT:</b> COMPUTER & STAFF OFFICE EQUIPMENT: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC.							
	PERSONAL COMPUTERS 1400 125 039	1475	6	\$15,000.00	\$24,923.02	\$24,923.02	\$24,923.02	COMPLETED
	PRINTERS 1400 125 040	1475	6	\$9,000.00	\$699.98	\$699.98	\$699.98	COMPLETED
	STAFF OFFICE EQUIP:TYPEWRITERS, FAX, COPIER, ETC. 1400 125 041	1475	L.S.	\$8,000.00	\$4,877.00	\$4,877.00	\$4,877.00	COMPLETED
	<b>SUBTOTAL</b>			<b>\$32,000.00</b>	<b>\$30,500.00</b>	<b>\$30,500.00</b>	<b>\$30,500.00</b>	
	<b>GRAND TOTAL</b>			<b>\$926,573.00</b>	<b>\$926,573.00</b>	<b>\$926,573.00</b>	<b>\$926,573.00</b>	
	<b>* PROPOSED FORCE ACCOUNT FOR P/E 2005 CFP</b>							

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule (CF2005)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b><u>PA-26-P012-002</u></b>							
GAS LINES 1400 125 001	03/31/07			09/30/08			
CHIMNEYS 1400 125 002	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 003	03/31/07			09/30/08			
<b><u>PA-26-P012-003</u></b>							
SMOKE DETECTORS 1400 125 004	03/31/07			09/30/08			
BASKETBALL COURT 1400 125 005	03/31/07			09/30/08			
<b><u>PA-26-P012-004</u></b>							
REFRIGERATORS 1400 125 006	03/31/07			09/30/08			
WATERPROOF & FINISH ADM BLDG BASEMENT 1400 125 007	03/31/07			09/30/08			
GAS SHUTOFF VALVES 1400 125 008	03/31/07			09/30/08			
CLOTHES POLES 1400 125 009	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 010	03/31/07			09/30/08			
SIDEWALK, CURB, PADS & RAILINGS 1400 125 011	03/31/07		02/28/05	09/30/08		11/30/05	COMPLETED
<b><u>PA-26-P012-005</u></b>							

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule (CF2005)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ELECTRICAL SERV PROSPECT AVE 1400 125 012	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED
EXISTING LIGHTING FROM POLES 1400 125 013	03/31/07			09/30/08			
SEWER LATERALS 1400 125 014	03/31/07			09/30/08			
CLOTHES POLES 1400 125 015	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 016	03/31/07			09/30/08			
<b><u>PA-26-P012-006</u></b> SIDEWALKS, CONCRETE& RAILS BOILER RM RAMP 1400 125 017	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED
WATERPROOF EXT 1400 125 018	03/31/07			09/30/08			
REPLACE DOWNSPOUTS 1400 125 019	03/31/07			09/30/08			
INSTALL A/C COMM RM/PL RM 1400 125 020	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED
WASTE STACKS & BATHRM DRAIN LN 1400 125 021	03/31/07			09/30/08			
<b><u>PA-26-P012-008</u></b> MINOR REHAB 1400 125 025	03/31/07			09/30/08			
<b><u>PA-26-P012-007</u></b> REMODEL	03/31/07			09/30/08			

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

**Part III: Implementation Schedule (CF2005)**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
BATHROOMS 1400 125 022							
WATERPROOF EXT 1400 125 023	03/31/07			09/30/08			
SMOKE DETECTORS 1400 125 024	03/31/07			09/30/08			
<b><u>PA-26-P012-009</u></b>							
WATERPROOF EXT 1400 125 026	03/31/07			09/30/08			
RISER BALL VALV 1400 125 027	03/31/07			09/30/08			
RENOVATE COMPACTOR 1400 125 028	03/31/07			09/30/08			
REPLACE WINDOWS 1400 125 028A		03/31/07	07/31/05		09/30/08	12/31/05	COMPLETED
<b><u>PA-26-P012-0011</u></b>							
REMODEL BATHROOMS 1400 125 029	03/31/07			09/30/08			
WATERPROOF EXT 1400 125 030	03/31/07			09/30/08			
LOBBY FURNITURE 1400 125 030A		03/31/07	12/31/05		09/30/08	12/31/05	COMPLETED
<b><u>CHERRY COURT</u></b>							
MINOR REHAB 1400 125 031	03/31/07			09/30/08			
<b><u>453-455 HIGH ST</u></b>							
MODERNIZE PARKING LOT 1400 125 032	03/31/07		12/31/05	09/30/08		12/31/05	COMPLETED