

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). [X] Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment B- D

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attachments E
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment F (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See attachment G

11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ATTACHMENT A Goals and Objectives

PHA Goal: Expand the supply of assisted housing by 3%

Objectives:

- Reduce public housing vacancy rate to 5%
- Leverage private and public funds to create 35 additional housing opportunities in the Clay Street Area

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve the agency's Public Housing Assessment Score: (PHAS score) to Standard
- Improve the agency's Section Eight Management Assessment Program Score: (SEMAP score) to High Performer
- Redevelop 108 public housing units at College Creek Terrace
- Redevelop 58 obsolete public housing at Obery Court
- Redevelop 159 public housing units at Annapolis Gardens & Bowman Court

PHA Goal: Improve community quality of life and economic vitality

Objectives:

- Implement measures to deconcentrate poverty by increasing the number of higher income households in the public housing program throughout all communities.
- Implement security and safety improvements at all properties geared toward reducing of a level of less than 10% of the City
- Complete the process to designate Glenwood Hi Rise as an elderly only property
- Improve the curb appeal at all properties but particular along major transportation corridors.

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

Objectives:

- Increase the number of employed persons in public housing families by 15 %
- Provide or attract supportive services to improve public housing resident's employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

ATTACHMENT B

Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1069	5	5	5	4	4	3
Income >30% but <=50% of AMI	715	4	4	4	3	3	3
Income >50% but <80% of AMI	640	3	3	3	3	3	3
Elderly	464	3	2	2	3	2	3
Families with Disabilities	460	3	4	3	5	3	3
White	1660	3	3	3	3	3	3
African American	2330	3	3	3	3	3	3
Hispanic	124	3	3	3	3	3	3

The above information is based on data from the City of Annapolis' Consolidated Plan for 2006

ATTACHMENT C

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	907	100	
Extremely low income <=30% AMI	590		
Very low income (>30% but <=50% AMI)	200		
Low income (>50% but <80% AMI)	117		
Families with children	345		
Elderly families	18		
Families with Disabilities	27		
African American	689		
Caucasian	136		
other	72		
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	32		
1BR	368		
2 BR	214		
3 BR	223		
4 BR	61		
5 BR	0		
5+ BR	0		

The Public Housing waiting list has been closed for the past 18 months.

ATTACHMENT D

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	140	100	36
Extremely low income <=30% AMI	99		
Very low income (>30% but <=50% AMI)	34		
Low income (>50% but <80% AMI)	7		
Families with children	63		
Elderly families	7		
Families with Disabilities	10		
African American	95		
Caucasian	34		
other			
Characteristics by Bedroom Size (HCV)			

The Housing Choice Voucher Program waiting list has been closed for more than five years. It is not anticipated that the waiting list be opened during the plan year for any bedroom category.

ATTACHMENT E

Strategy for Addressing Needs

- Maximize the number of affordable units available to HACA within its current resources
- Increase the number of affordable housing units
- Target available assistance to families at or below 50% of AMI
- Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

ATTACHMENT F

Additional Information--- Progress in Meeting Mission and Goals

Increasing the supply of assisted housing: The Authority as part of the redevelopment of College Creek Terrace and Obery Court, will add 24 new affordable housing opportunities without the elimination of public housing units. These new opportunities will include homeownership for eligible public housing residents.

Improve the quality of assisted housing: The Housing Authority has begun the redevelopment of four functional deteriorated properties consisting of 314 units.

ATTACHMENT G

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-Year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$100,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any change in policies or procedures required as a direct result of changes in federal, state, or local regulation, law, or ordinance shall not be considered a significant amendment or modification to the Annual Plan.

Attachment H

Resident Advisory Board Comments on the Agency Plan

A meeting was held with the Resident Advisory Board on March 12, 2009 to discuss the draft 2009 Annual Plan and the Five Year Plan.

Attendees:	Deborah Johnson	President, Resident Advisory Board
	Angela Clark	President, Bloomsbury Square
	David Harris	President, Robinwood
	Tracy Orié	President, Annapolis Gardens and Bowman Court
	Connie Turner	President, Glenwood
	Frank Wilson	President, Harbour House and Eastport
	Eric C. Brown	Executive Director

Summary of comments and responses

How do people from other jurisdictions get housing over Annapolis Residents?

Response: Admission is based on a preference system. In the cases where an applicant who may have resided in another jurisdiction is housed before an Annapolitan it is because they have had a higher preference usually a working preference.

Why Homeless Preferences does not receive a higher rating?

Response: The Authority has made a policy decision that the focus should be on attracting working families as part of a strategy to deconcentrate poverty in public housing.

Will Minimum rent increase to \$100.00 and what is the justification?

Response: The intent is to deconcentrate poverty as well as increase income for the Authority.

Is Flat Rent in the HUD Regulations?

Response: Yes. Flat rents are part of the HUD regulations.

Is there a timeline for Demolition and Disposition of College Creek and Obery Court?

Response: It is anticipated that the demolition will commence in early April, 2009

ATTACHMENT I

Comments on the FY2009-2013 Five Year Plan and the FY2009 Annual Agency Plan

**HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
PUBLIC HEARING COMMENTS
ANNUAL PLAN
April 7, 2009**

Persons Testifying

Deborah Johnson
Karenne Blunt
Mary Galloway
Rochelle Young
Patricia Holliday
Robert Eades
Jer Welter, Legal Aid Bureau

Other Persons in Attendance

Carol Morgan
Leron M. Fisher
Lillian Studevent
Mary Ellen Turner
Ryan Fox, The Capital
Kathy Ferris
Sharon Land
Miranda Wingate
Tamiko Fields
Mary Galloway
Ada Bailey
Tracey Hill
Catina Gaynor
Rachelle Young
Gwen Anderson
Eric C. Brown

Resident & Public Comments to Annual and Five Year Plan Meeting Tuesday, April 7, 2009

The Public Hearing was opened at 6:03 p.m. by Executive Director Eric C. Brown. Staff introductions of staff and attendees were made and Mr. Brown gave a brief synopsis of plans for use of the Capital Funds and ARRA funds.

Deborah Johnson, President of the Obery Court and College Creek Terrace Tenant's Association asked about funds to be used to repair the Central Office.

HACA Response: Mr. Brown stated that a large portion of the funds allocated to replacement of the sidewalk at the main office. The structural condition of the ramp has deteriorated beyond repair and the walkway will have to be replaced.

Karenne Blunt asked what the plans are for spending money at the Eastport Terrace/Harbour House Community.

HACA Response: Mr. Brown stated that funds will be spend for exterior lighting, sewer line clean out and upgrades, weather stripping around windows and doors, and blinds for all units so that windows will look uniform from the street. Harbour House will also receive new hot water heaters.

Karenne Blunt asked if vents could be installed in the bathrooms as the ceiling paint is peeling in her unit.

HACA Response: Mr. Brown stated that her request will be taken into consideration.

Mary Galloway asked when new windows will be installed at Harbour House.

HACA Reponse: Carol Morgan stated that new windows for Harbour House are slated for 2011.

Deborah Johnson stated that her unit should have been weather stripped before the winter so that she could have saved money on her utility bill.

HACA Response: Mr. Brown stated that some units receive weather stripping in 2009 while others did not. Mr. Brown stated that HACA will make sure all windows and doors in all units are attended to using the Federal Funds.

Mary Galloway asked if the meters at Harbour House are owned by HACA or BGE and asked how old the meters are.

HACA Response: Mr. Brown stated that the meters are owned by BGE and that he does not know the age of the meters. Mr. Brown stated that questions regarding the accuracy of the meters should be directed to BGE.

Rochelle Young stated that her ground floor unit at Harbour House does not allow her to install an A/C unit in her asthmatic daughter's bedroom, forcing her to bring her child to her mother's home during hot summer weather. She further stated that her property manager, Courtney Anderson, refuses to put her on the medical transfer wait list.

HACA Response: Mr. Brown stated he will look into this matter.

Mary Galloway asked why her gas consumption is higher than her electric consumption when she doesn't use as much gas as electric.

HACA Response: Mr. Brown suggested that Ms. Galloway contact BGE.

Mr. Brown asked if there were any additional questions regarding the proposed use of the Capital Funds. Since there were no additional questions regarding the proposed use of Capital Funds, Mr. Brown moved the discussion to the ACOP and Lease changes.

Deborah Johnson expressed concerns over many of the proposed changes to the Lease Agreement. Ms. Johnson referred specific references in a letter dated April 7, 2009 authored by Jer Welter, Staff Attorney for the Legal Aid Bureau. Such concerns include:

Proposed change to the residential Lease Agreement paragraph 7.D: that holding a resident responsible and subject to eviction for action of a former household member who has vacated the residence is unfair;

Paragraph 8.G concerning the security deposit seems to be different in the ACOP and the Lease Agreement'

Paragraph 9.B concerning Flat Rent, that all property managers should advise all residents of the option of paying one third (1/3) of their income or pay a flat rent;

Paragraph 18.C.2, which the Legal Aid Bureau states exceeds the provisions of State Law. Ms. Johnson would like to know how and why HACA is able to supersede Federal and State Laws;

Paragraph 19, regarding abandonment. Ms. Johnson feels the paragraph is vague and that most residents take a two (2) week vacation and HACA should not be so quick to take possession of the unit should the tenant fail to notify the property manager of a pending absence;

Paragraph 22.C: Ms. Johnson feels putting the responsibility of HACA's reasonable costs and attorneys' fees associated with any legal action in which HACA prevails on the residents is ludicrous.

HACA's response: Mr. Brown stated that all comments received, orally or written, will be taken into consideration.

Deborah Johnson expressed concerns over many of the proposed changes to the Admissions and Continued Occupancy Policy (ACOP). Ms. Johnson referred to specific references in a letter dated April 7, 2009 authored by Jer Welter, Staff Attorney for the Legal Aid Bureau. Such concerns include:

Paragraph 8.3.C.3, concerning verification of an applicant's stable employment should be reconsidered;

Paragraph 8.4.G makes no sense if the applicant does not yet have a unit. Ms. Johnson feels this paragraph should be deleted;

Paragraph 8.4.J, increases the time during which an applicant is ineligible for HACA assistance. Ms. Johnson feels that this new time limit exceeds Federal guidelines and is unfair;

Paragraph 8.4.M, denies admission if an applicant has used public profanity. Ms. Johnson feels this paragraph should be deleted as it violates First Amendment rights;

Paragraph 8.4.Q adds grounds for lifetime denial of admission for the production of illegal drugs, including methamphetamine. Ms. Johnson feels that this paragraph exceeds Federal guidelines and should be omitted.

HACA Response: Mr. Brown stated that all comments received, orally or written, will be taken into consideration.

Mary Galloway asked why carpeting is not allowed in units.

HACA Response: Mr. Brown indicated that the problems stems from those tenants who glue down carpet and then leave it after they moves. The Housing Authority is left to pay for the removal the carpet and repairing the flooring, thus creating a financial burden that is not covered by the security deposit alone.

Ms. Karenne Blunt expressed her dissatisfaction with the many different tiles that are in HACA units, making the flooring unsightly.

HACA's Response: Mr. Brown indicated that HACA will look into this.

Patricia Holliday expressed concern over regarding the \$500 security deposit. She stated that in the private sector, the security deposit is usually one month's rent. Ms. Holliday feels the security deposit is unfair. Ms. Holliday also stated that the Authority's

Pet Policy does not allow for a visitor to bring their pet and asked if the Pet Policy has changed.

HACA Response: Mr. Brown indicated that the Pet Policy has not changed.

Ms. Deborah Johnson asked if the Pet Policy requiring a \$75 deposit is a refundable or non-refundable fee. Ms. Holliday responded that the fee is non-refundable.

Robert Eades stated that transfer moves should be given priority over the relocation of residents who are being displaced due to redevelopment. He is also disagrees with spending money to repair front and back yards of ghetto neighborhoods; it is his opinion that this is the equivalent of cosmetic surgery. Mr. Eades stated it is his belief that the proposed changes to the Lease prove the Housing Authority is attempting to "get rid" of people in Public Housing. Mr. Eades feels it is unfair to put people out because of the acts of the residents' children.

Ms. Patricia Holliday stated that she would like to have units of the HACA's disables residents painted every 3 or 4 years.

Ms. Deborah Johnson stated that she has heard of residents who are being contacted by Anita Jackson and told that they must vacate their unit because their child got in trouble. Ms. Johnson feels residents are not getting "due process" and should not move out until their case is heard in court.

HACA's Response: Mr. Brown stated that HACA goes through the legal process when attempting to take possession of a unit.

Robert Eades asked if Anita Jackson is permitted to go into a unit without the tenant being present.

HACA's Response: Mr. Brown stated that Ms. Jackson enters units with permission.

Ms. Deborah Johnson requested that HACA hold another public hearing on the Annual Plan-Five Year Plan.

HACA's Response: Mr. Brown stated no.

Ms. Johnson requested that HACA hold another Advisory Board Meeting.

HACA's response: Mr. Brown stated that he could meet with the Advisory Board in the morning.

Patricia Holliday asked if the proposed changes are a "done deal".

HACA's response: Mr. Brown stated that the proposed changes are not final and that all comments, written and expressed during the public hearing, will be given consideration. The Board of Commissioners will make the decisions.

Ms. Deborah Johnson asked when the proposed changes will be presented to the Commissioners.

HACA's Response: Mr. Brown stated that he would be meeting with the Chairman in the morning.

A Resident (Rosilyn) asked about the stipulation in the lease regarding visitors to units who have had a felony conviction. She asked if residents are supposed to ask visitors if they have had a felony conviction.

HACA's Response: Mr. Brown stated the stipulation refers to "knowingly" allowing a convicted felon to visit a unit.

Mr. Jer Welter of the Legal Aid Bureau stated he was commenting on behalf of the Residents Advisory Board and that written comments have been provided to the Authority. Mr. Welter feels that there are inconsistencies within the documents and that changes to the lease attempt to make legal conclusions that can only be made by a judge.

HACA's response: Mr. Brown stated that all comments, written and heard at the public hearing, will be taken into consideration.

Mr. Brown then thanked the audience for their time. The meeting adjourned at 7:25 P.M.

Reposnse to Public Hearing Comments

The nature of the comments on the 2009 Capital Fund Budget, Five Year Capital Fund Budget and the American Recovery and Reinvestment Act (ARRA) Capital Fund Budget were such that it did not necessitate a change in the proposed budgets. With respect to the proposed changes to the Admission and Continued Occupancy Plan (ACOP), Lease, and Administrative Plan, the Housing Authority decided to delay consideration of the proposed changes until a later date.

ATTACHMENT J
Statement of Violence Against Women Act Activities

While the Housing Authority of the City of Annapolis has no direct activities, services or programs related to VAMA, the Housing Authority has and does work with local law enforcement, States Attorney's Office, social services agencies and advocacy groups to assist victims. Additionally, the Housing Authority's Admission and Continued Occupancy Policy (AC OP) was amended to include a preference for victims of domestic violence.

During the past Plan Year, one (1) certified domestic violence victim was able to receive housing via the use of the domestic violence preference.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name:	Grant Type and Number	FFY of Grant:
Housing Authority of the City of Annapolis		Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	2009
		Date of CFFP:		FFY of Grant Approval:

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for the Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (Revision no: ___) Final Performance and Evaluation Report <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds						
2	1406 Operations (may not exceed 20% of line 20) ³			245,000.00			
3	1408 Management Improvements			295,855.00			
4	1410 Administration (may not exceed 10% of line 20)			175,000.00			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			100,000.00			
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			100,000.00			
11	1465.1 Dwelling Equipment - Non-expendable			80,000.00			
12	1470 Non-dwelling Structures			250,000.00			
13	1475 Non-dwelling Equipment			95,000.00			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service Paid by the PHA						
18b	9000 Collateralization of Debt Service Paid Via System of Direct Payment			409,413.00			
19	1502 Contingency (may not exceed 8% of Line 20)						
20	Amount of Annual Grant (Sum of lines 2 - 19)			1,750,268.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 Related to Security - Soft Costs			100,000.00			
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director:  Date: 4/16/09
 Signature of Public Housing Director: _____ Date: _____

¹ To be completed for the Performance and Evaluation Report
² To be completed for the performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in Management may use 100% of CFFP Grants for Operations
⁴ RHF funds shall be included here.

Part II: Supporting Pages

Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide Mgmt. Improv.	Operations	1406		245,000.00				
	Neighborhood Security	1408		100,000.00				
	Security Coordinator	1408		80,000.00				
	Training & Development	1408		35,855.00				
	Program Administrator	1408		80,000.00				
Salaries	Administration	1410		175,000.00				
Fees & Costs	Architectural/Engineering Support	1430		100,000.00				

¹ To be completed for the performance and evaluation report or a revised annual statement

² to be completed for the performance and evaluation report

Part II: Supporting Pages

Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD-009 Glenwood Highrise	Dwelling Structures - Flooring	1460	78 DU	100,000.00				
PHA Wide	Dwelling Equipment - Refrig / Ranges / Hot Water Heaters	1465		80,000.00				
Main Office	Non-Dwelling Structures - Repair / Rehab Administrative Offices	1470		250,000.00				
PHA Wide	Non-Dwelling Equipment - Computers, Office Furniture, Vehicles	1475		95,000.00				
PHA Wide	Debt Service	1501		409,413.00				

Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:

CFPP (Yes/No):

Federal FFY of Grant: 2009

¹ To be completed for the performance and evaluation report or a revised annual statement
² to be completed for the performance and evaluation report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:	Housing Authority of the City of Annapolis				Federal FFY of Grant: 2009	Reasons for Revised Target Dates
	Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
		Original	Actual	Original	Actual	
MID-009 Glenwood Highrise	2011		2013			
PHA Wide	2011		2013			

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number: Housing Authority of the City of Annapolis - MD001		Locality: (City/County & State) Annapolis/Anne Arundel/Maryland		[x] Original 5-Year Plan		[] Revision No.: _____	
A.	Development Number/Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
	MD 1-1, College Creek Terrace		\$0	\$0	\$0	\$0	\$0
	MD 1-2, Eastport Terrace		\$7,500	\$0	\$0	\$0	\$0
	MD 1-4, Obery Court		\$0	\$0	\$0	\$0	\$0
	MD 1-5, Annapolis Gardens		\$0	\$0	\$0	\$0	\$0
	MD 1-6, Harbour House		\$20,000	\$280,000	\$250,000	\$0	\$0
	MD 1-7, Robinwood	See	\$7,500	\$0	\$0	\$0	\$15,000
	MD 1-8, Newtowne Twenty	Annual	\$0	\$60,000	\$0	\$0	\$15,000
	MD 1-9, Glenwood Highrise	Statement	\$85,000	\$0	\$0	\$0	\$50,000
	MD 1-10, Bowman Court		\$0	\$0	\$0	\$0	\$0
	MD 1-15, Bloomsbury Square		\$0	\$0	\$0	\$0	\$0
	Agneycy Wide Physical Improvements		\$178,290	\$161,352	\$150,902	\$335,940	\$335,940
B.	Physical Improvements Subtotal		\$298,290	\$501,352	\$400,902	\$415,940	\$415,940
C.	Management Improvements (1408)		\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
D.	HA - Wide Nondwelling Structures and Equipment (1465/1475)		\$70,000	\$65,000	\$65,000	\$65,000	\$65,000
E.	Administration (1410)		\$175,000	\$175,000	\$175,000	\$175,000	\$175,000
F.	Other (1430, 1495, 1502)		\$100,000	\$50,000	\$50,000	\$35,000	\$35,000
G.	Operations		\$350,000	\$200,000	\$300,000	\$300,000	\$300,000
H.	Demolition		\$0	\$0	\$0	\$0	\$0
I.	Development		\$0	\$0	\$0	\$0	\$0
J.	Capital Fund Financing - Debt Service		\$406,978	\$408,916	\$409,366	\$409,328	\$409,328
K.	Total CFP Funds		\$1,750,268	\$1,750,268	\$1,750,268	\$1,750,268	\$1,750,268
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0	\$0
M.	Grand Total		\$1,750,268	\$1,750,268	\$1,750,268	\$1,750,268	\$1,750,268

Part II: Supporting Pages - Physical Needs Work Statement(s)		Work Statement for Year 2		Work Statement for Year 3		
Work Statement for Year 1 FFY 2009	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MID 1-2, Eastport Terrace - Site Improvement - Erosion Control / Landscaping	84 DU	\$7,500 \$7,500	MID 1-6, Harbour House - Dwelling Structures - Replace Windows - Phase 1	273 DU	\$200,000
	MID 1-6, Harbour House - Dwelling Equipment - Hot Water Heaters	273 DU	\$20,000 \$20,000	MID 1-6, Harbour House - Dwelling Equipment - Replace Gas Heaters	273 DU	\$80,000 \$280,000
	MID 1-7, Robinwood - Site Improvement - Erosion Control / Landscaping	150 DU	\$7,500 \$7,500	MID 1-8, Newtrowne Twenty - Dwelling Structures - Replace Exterior Doors	78 DU	\$60,000 \$60,000
	MID 1-9, Glenwood Highrise - Dwelling Structure - Roof Repair	154 DU	\$85,000 \$85,000	PHA Wide - Dwelling Structure - Vacancy Reduction		\$161,352 \$161,352
	Operations - Operations	LS	\$350,000 \$350,000	Operations - Operations	LS	\$200,000 \$200,000
	Administration - Administration	LS	\$175,000 \$175,000	Administration - Administration	LS	\$175,000 \$175,000
	Fees and Costs - Architectural & Engineering Fees	10%	\$100,000 \$100,000	Fees and Costs - Architectural & Engineering Fees	10%	\$50,000 \$50,000
	Dwelling Equipment - Nonexpendable - Stoves and Refrigerators	LS	\$35,000 \$35,000	Dwelling Equipment - Nonexpendable - Stoves and Refrigerators	LS	\$35,000 \$35,000
	Non-Dwelling Equipment =Computers, Office Equipment	LS	\$35,000 \$35,000	Non-Dwelling Equipment =Computers, Office Equipment	LS	\$30,000 \$30,000
	Debt Service =Debt Repayment	LS	\$406,978 \$406,978	Debt Service =Debt Repayment	LS	\$408,916 \$408,916
	Total for Account 14501		Total for Account 14501		Total for Account 14501	
	Subtotal of Estimated Cost		\$1,400,268	Subtotal of Estimated Cost		\$1,400,268

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	Work Statement for Year 6 FFY 2013
Development Number/Name/General Description of Major Work Categories	Development Number/Name/General Description of Major Work Categories	Development Number/Name/General Description of Major Work Categories	Development Number/Name/General Description of Major Work Categories
Quantity	Quantity	Quantity	Quantity
Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
<p><u>See Annual Statement</u></p> <p>MD 1-6, Harbour House Dwelling Structures - Replace Windows - Phase 2</p> <p>PHA Wide Dwelling Structure - Vacancy Reduction</p> <p>Total: MD 1-6</p>	<p>273 DU</p> <p>\$250,000 \$250,000</p>	<p>MD 1-7, Robinwood Site Improvement - Erosion Control / Landscaping</p> <p>MD 1-8, Newtowne Twenty Dwelling Structures - Replace Exterior Doors</p> <p>Total: MD 1-7</p>	<p>150 DU</p> <p>\$15,000 \$15,000</p>
<p>Operations -Operations</p> <p>Total for Account 1406</p>	<p>LS</p> <p>\$300,000 \$300,000</p>	<p>MD 1-9, Glenwood Highrise Dwelling Structure - Entrance Portico & Blinds</p> <p>PHA Wide Site Improvement - Parking Lot Resurfacing</p> <p>PHA Wide Dwelling Structure - Vacancy Reduction</p> <p>Total: PHA Wide</p>	<p>154 DU</p> <p>\$50,000 \$50,000</p> <p>\$200,000</p> <p>\$135,940 \$335,940</p>
<p>Administration -Administration</p> <p>Total for Account 1410</p>	<p>LS</p> <p>\$175,000 \$175,000</p>	<p>Operations -Operations</p> <p>Total for Account 1406</p>	<p>LS</p> <p>\$300,000 \$300,000</p>
<p>Fees and Costs -Architectural & Engineering Fees</p> <p>Total for Account 1430</p>	<p>10%</p> <p>\$50,000 \$50,000</p>	<p>Administration -Administration</p> <p>Total for Account 1410</p>	<p>LS</p> <p>\$175,000 \$175,000</p>
<p>Dwelling Equipment - Nonexpendable -Stoves and Refrigerators</p> <p>Total for Account 1465.1</p>	<p>LS</p> <p>\$35,000 \$35,000</p>	<p>Fees and Costs -Architectural & Engineering Fees</p> <p>Total for Account 1430</p>	<p>10%</p> <p>\$35,000 \$35,000</p>
<p>Non-Dwelling Equipment =Computers, Office Equipment</p> <p>Total for Account 1475</p>	<p>LS</p> <p>\$30,000 \$30,000</p>	<p>Dwelling Equipment - Nonexpendable -Stoves and Refrigerators</p> <p>Total for Account 1465.1</p>	<p>LS</p> <p>\$35,000 \$35,000</p>
<p>Debt Service =Debt Repayment</p> <p>Total for Account 1501</p>	<p>LS</p> <p>\$409,366 \$409,366</p>	<p>Non-Dwelling Equipment =Computers, Office Equipment</p> <p>Total for Account 1475</p>	<p>LS</p> <p>\$30,000 \$30,000</p>
Subtotal of Estimated Cost \$1,400,268		Subtotal of Estimated Cost \$1,400,268	

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010		Work Statement for Year 3 FFY 2011			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Management Improvements			Management Improvements		
	-Staff and Resident Training	LS	\$50,000	-Staff and Resident Training	LS	\$50,000
	-Program Administrators	LS	\$100,000	-Program Administrators	LS	\$100,000
	-Security Coordinator	LS	\$100,000	-Security Coordinator	LS	\$100,000
	-Neighborhood Security	LS	\$100,000	-Neighborhood Security	LS	\$100,000
	Total for Account 1408		\$350,000	Total for Account 1408		\$350,000
	Subtotal of Estimated Cost		\$350,000	Subtotal of Estimated Cost		\$350,000

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)		Work Statement for Year 4		Work Statement for Year 5		
Work Statement for Year 1 FFY 2009	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Management Improvements -Staff and Resident Training -Program Administrators -Security Coordinator -Neighborhood Security Total for Account 1408	LS	\$50,000	Management Improvements -Staff and Resident Training -Program Administrators -Security Coordinator -Neighborhood Security Total for Account 1408	LS	\$50,000
		LS	\$100,000		LS	\$100,000
		LS	\$100,000		LS	\$100,000
		LS	\$100,000		LS	\$100,000
Subtotal of Estimated Cost			\$350,000	Subtotal of Estimated Cost		\$350,000

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MJD06S00150109	Replacement Housing Factor Grant No:	FFY of Grant: 2009
PHA Name:		Date of CFFP:		FFY of Grant Approval:
Housing Authority of the City of Annapolis				

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for the Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
				Revised ²	Final Performance and Evaluation Report		Revised ²	Expended
1		Total Non-CGP Funds						
2		1406 Operations (may not exceed 20% of line 20) ³	0.00					
3		1408 Management Improvements	0.00					
4		1410 Administration (may not exceed 10% of line 20)	100,000.00		0.00		0.00	0.00
5		1411 Audit						
6		1415 Liquidated Damages						
7		1430 Fees and Costs	0.00					
8		1440 Site Acquisition						
9		1450 Site Improvement	330,493.00		0.00		0.00	0.00
10		1460 Dwelling Structures	1,605,000.00		0.00		0.00	0.00
11		1465.1 Dwelling Equipment - Non-expendable	180,000.00		0.00		0.00	0.00
12		1470 Non-dwelling Structures	0.00					
13		1475 Non-dwelling Equipment	0.00					
14		1485 Demolition						
15		1492 Moving to Work Demonstration						
16		1495.1 Relocation Costs						
17		1499 Development Activities ⁴						
18a		1501 Collateralization or Debt Service Paid by the PHA						
18b		9000 Collateralization of Debt Service Paid Via System of Direct Payment			0.00			
19		1502 Contingency (may not exceed 8% of line 20)						
20		Amount of Annual Grant (Sum of lines 2 - 19)	2,215,493.00		0.00		0.00	0.00
21		Amount of line 20 Related to LBP Activities						
22		Amount of line 20 Related to Section 504 Compliance						
23		Amount of line 20 Related to Security - Soft Costs	0.00					
24		Amount of line 20 Related to Security - Hard Costs						
25		Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director 	Date 4/16/09	Signature of Public Housing Director 	Date
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¹ To be completed for the Performance and Evaluation Report
² To be completed for the performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in Management may use 100% of CFP Grants for Operations
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Annapolis		Grant Type and Number Capital Fund Program Grant No: MD06S00150109 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2009		Status of Work
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Salaries	Administration	1410		100,000.00				
MD EPT, HH, RW, NT20	Site Improvement Exterior Lighting	1450		56,493.00				
	Agency Wide Site Improvement Clean & Repair of Sewer Lines	1450		274,000.00				
Agency Wide	Dwelling Structures Vacant Unit Turn Around	1460		1,400,000.00				
	MD-008 Newtowne 20 Dwelling Structures Doors	1460	78	30,000.00				
MD EPT, HH, NT20	Dwelling Structures Window Blinds	1460		100,000.00				
	MD EPT, HH, RW, NT20 Dwelling Structures Weatherstrip	1460		75,000.00				
MD-006 Harbour House Dwelling Equipment Hot Water Heaters	1465		180,000.00					

¹ To be completed for the performance and evaluation report or a revised annual statement
² to be completed for the performance and evaluation report

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

Housing Authority of the City of Annapolis

Comprehensive Grant Number
MD06E00150107 FFY of Grant Approval
2007

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report _____ **03/31/09**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ² Expended
		Original	Revised ¹	
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 20% of line 20)	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00
7	1430 Fees and Costs	100,000.00	0.00	37,106.05
8	1440 Site Acquisition	0.00	0.00	0.00
9	1450 Site Improvement	1,062,953.00	0.00	507,726.95
10	1460 Dwelling Structures	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non-expendable	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00
18	1501 Collateralization or Debt Service	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	1,162,953.00	0.00	544,833.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00

Signature of Executive Director:  Date (mm/dd/yyyy) **4/16/09**
 Signature of Public Housing Director: _____ Date (mm/dd/yyyy) _____

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

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

MD06E00150107
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Fees & Costs	Architectural/Engineering Support	1430		100,000.00		100,000.00	37,106.05	
MD1-9 Glenwood Highrise	Site Improvement StormWater Culvert Repair	1450		1,062,953.00		1,062,953.00	507,726.95	
Signature of Executive Director				Date (mm/dd/yyyy)		Signature of Public Housing Director		Date (mm/dd/yyyy)

[Signature]
 Eric BROWN, Executive Director

[Signature]
 4/16/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule

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

MD06E00150107
 03/31/09

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
MD1-9 Glenwood Highrise	2009			2010			

Signature of Executive Director

Date (mm/dd/yyyy)

Signature of Public Housing Director

Date (mm/dd/yyyy)

Eric Brown, Executive Director

4/16/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name: **Housing Authority of the City of Annapolis** Comprehensive Grant Number: **2008** FFY of Grant Approval: **2008**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number: _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

03/31/09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ² Expended
		Original	Revised ¹	
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 20% of line 20)	245,000.00	245,000.00	245,000.00
3	1408 Management Improvements	285,000.00	285,000.00	205,581.26
4	1410 Administration	172,000.00	172,000.00	163,368.76
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	54,591.00	177,091.00	148,496.98
8	1440 Site Acquisition			
9	1450 Site Improvement	55,000.00	21,600.00	0.00
10	1460 Dwelling Structures	200,000.00	150,000.00	0.00
11	1465.1 Dwelling Equipment - Non-expendable	45,000.00	45,000.00	0.00
12	1470 Non-dwelling Structures	125,000.00	125,000.00	0.00
13	1475 Non-dwelling Equipment	32,536.00	10,936.00	2,435.97
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs	75,000.00	107,500.00	45,496.30
18	1501 Collateralization or Debt Service	411,141.00	411,141.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	50,000.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,750,268.00	1,750,268.00	1,061,191.00
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Signature of Executive Director: _____ Date (mm/dd/yyyy): _____ Signature of Public Housing Director: _____ Date (mm/dd/yyyy): _____

Eric C. Brown, Executive Director

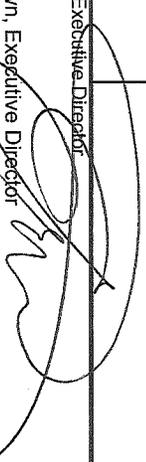
To be completed for the Performance and Evaluation Report of a Revised Annual Statement. Page 1 of 4 Previous edition is obsolete. form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA Wide Mgmt. Improv.	Operations	1406		245,000.00	245,000.00	245,000.00	245,000.00
	Neighborhood Security	1408		100,000.00	100,000.00	100,000.00	62,182.50
	Security Coordinator	1408		70,000.00	70,000.00	70,000.00	57,303.56
	Training & Development	1408		35,000.00	35,000.00	35,000.00	20,511.74
	Program Administrator	1408		80,000.00	80,000.00	80,000.00	65,583.46
Salaries	Administration	1410		172,000.00	172,000.00	172,000.00	163,368.76
Fees & Costs	Architectural/Engineering Support	1430		54,591.00	177,091.00	177,091.00	148,496.98

Signature of Executive Director



Date (mm/dd/yyyy)

4/16/09

Signature of Public Housing Director

Date (mm/dd/yyyy)

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
MD 1-4	Site Improvement	1450		20,000.00	21,600.00	21,600.00	0.00
Obery Court	Gas Line Agmentation						
MD1-6	Site Improvement	1450		35,000.00	0.00	0.00	
Habour House	Erosion Control						
Agency Wide	Dwelling Structures	1460		200,000.00	150,000.00	100,000.00	
PHA - Wide	Vacant Unit Turn Over						
PHA - Wide	Dwelling Equipment	1465.1		45,000.00	45,000.00		
PHA - Wide	Appliances						
MD1-6 Harbour House	Repair Central Office Entrance Way	1470		125,000.00	125,000.00		
PHA - Wide	Non-Dwelling Equipment	1475		32,536.00	10,936.00	3,000.00	2,435.97
PHA - Wide	Computer Systems, Vehicles, Phone System, Office Furniture						
MD1-4	Relocation	1495.1		37,500.00	107,500.00	57,500.00	45,496.30
Obery Court							
MD1-5	Relocation	1495.1		37,500.00	0.00		
Annapolis Gardens							
PHA - Wide	Collateralization or Debt Service	1501		411,141.00	411,141.00		
PHA - Wide	Repayment of Bond						
PHA - Wide	Contingency	1502		50,000.00	0.00		

Signature of Executive Director _____ Date (mm/dd/yyyy) _____
 Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Eric C. Brown, Executive Director _____
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) **Part III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ⁴
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
MD1-2 Eastport Terrace	4th Qtr 2009			4th Qtr 2012			
MD1-4 Obery Court	4th Qtr 2009			4th Qtr 2012			
MD1-5 Annapolis Gardens	4th Qtr 2009			4th Qtr 2012			
MD1-6 Harbour House	4th Qtr 2009			4th Qtr 2012			
PHAWide	4th Qtr 2009			4th Qtr 2012			

Signature of Executive Director _____ Date (mm/dd/yyyy) _____ Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Eric C. Brown, Executive Director _____ 4/16/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.
 Page 4 of 4 Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name

Housing Authority of the City of Annapolis

MD06P00150106

FFY of Grant Approval
 2006

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report 03/31/09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	345,000.00	345,000.00	345,000.00	345,000.00
3	1408 Management Improvements	345,000.00	345,000.00	345,000.00	345,000.00
4	1410 Administration	172,890.00	178,000.00	178,000.00	178,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,000.00	90,000.00	90,000.00	85,556.37
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	369,182.00	355,262.00	355,262.00	137,745.65
11	1465.1 Dwelling Equipment - Non-expendable	30,000.00	30,000.00	30,000.00	30,000.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	30,000.00	24,890.00	24,890.00	24,890.00
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	1501 Collateralization or Debt Service	411,856.00	411,856.00	411,856.00	411,856.63
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	1,728,928.00	1,780,008.00	1,780,008.00	1,558,047.65
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	130,000.00	160,000.00	160,000.00	160,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director _____ Date (mm/dd/yyyy) _____

Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Eric Brown, Executive Director

Eric Brown

4/16/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

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

M/D06P00150106
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide Mgmt. Improv.	Operations	1406		345,000.00	345,000.00	345,000.00	345,000.00	complete
	Neighborhood Security	1408		100,000.00	139,895.20	139,895.20	139,895.20	complete
	Security - Physical Improvements	1408		30,000.00	20,104.80	20,104.80	20,104.80	complete
	Security Coordinator	1408		80,000.00	70,000.00	70,000.00	70,000.00	complete
	Job Contract System	1408						
	Resident Trainees	1408						
	Grant Writer	1408						
	Preventative Maintenance Trg	1408						
	Program Administrator	1408		100,000.00	90,000.00	90,000.00	90,000.00	complete
	Training and development	1408		35,000.00	25,000.00	25,000.00	25,000.00	complete
Admin. Salaries	Modernization Administration	1410		172,890.00	178,000.00	178,000.00	178,000.00	complete
Fees & Costs	Architectural/Engineering Support	1430		25,000.00	90,000.00	90,000.00	85,556.37	ongoing

Signature of Executive Director  Date (mm/dd/yyyy) 4/16/09 Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part II: Supporting Pages

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

MD06P00150106
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ⁴	Funds Expended ⁴	
MD1-9 Glenwood Highrise	Site Improvement Stormwater Culvert Repair	1450		369,182.00	1,170.00	1,170.00	1,170.00	complete
MD1-9 Glenwood	Dwelling Structures Common Area Painting	1460			54,000.00	54,000.00	0.00	complete
MD1-15 Bloomsbury Square	Dwelling Structures Painting	1460			150,000.00	150,000.00	0.00	complete
PHA - Wide	Dwelling Structures Vacant Unit Renovation	1460			150,092.00	150,092.00	136,575.65	ongoing
PHA - Wide	Dwelling Equipment Kitchen Appliances	1465.1	100	30,000.00	30,000.00	30,000.00	30,000.00	complete
PHA - Wide	Non-Dwelling Equipment Computer Systems, Vehicles, Phone System, Office Furniture	1475	LS	30,000.00	24,890.00	24,890.00	24,890.00	complete
PHA - Wide	Collateralization or Debt Service Repayment of Bond	1501	LS	411,856.00	411,856.00	411,856.00	411,855.63	

Signature of Executive Director _____ Date (mm/dd/yyyy) _____
 Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Eric Brown, Executive Director

4/10/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.
 Page 3 of 4
 Previous edition is obsolete
 form HUD-52837 (9/98)
 ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule

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

MID06FP00150106
 03/31/09

Reasons for Revised Target Dates ⁴

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ⁴
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
PHA - Wide	07/18/08			07/18/10			
MD1-9 Glenwood Highrise	07/18/08			07/18/10			
Signature of Executive Director: 							
Date (mm/dd/yyyy)				Date (mm/dd/yyyy)			
4/16/09							
Signature of Public Housing Director							Date (mm/dd/yyyy)

Eric Brown, Executive Director

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Previous edition is obsolete

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name

Housing Authority of the City of Annapolis

MD06P00150106

FFY of Grant Approval
 2006

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending

Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report

03/31/09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ² Expended
		Original	Revised ¹	
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 20% of line 20)	345,000.00	345,000.00	345,000.00
3	1408 Management Improvements	345,000.00	345,000.00	345,000.00
4	1410 Administration	172,890.00	178,000.00	178,000.00
5	1411 Audit	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00
7	1430 Fees and Costs	25,000.00	90,000.00	85,556.37
8	1440 Site Acquisition	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00
10	1460 Dwelling Structures	369,182.00	355,262.00	137,745.65
11	1465.1 Dwelling Equipment - Non-expendable	30,000.00	30,000.00	30,000.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	30,000.00	24,890.00	24,890.00
14	1485 Demolition	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00
18	1501 Collateralization or Debt Service	411,856.00	411,856.00	411,855.63
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	1,728,928.00	1,780,008.00	1,558,047.65
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00
23	Amount of line 20 Related to Security	130,000.00	160,000.00	160,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00

Signature of Executive Director Date (mm/dd/yyyy)

Signature of Public Housing Director

Date (mm/dd/yyyy)

Erig Brown, Executive Director

4/16/09

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Page 1 of 4 previous edition is obsolete

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

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

MD06P00150106
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide Mgmt. Improv.	Operations	1406		345,000.00	345,000.00	345,000.00	345,000.00	complete
	Neighborhood Security	1408		100,000.00	139,895.20	139,895.20	139,895.20	complete
	Security - Physical Improvements	1408		30,000.00	20,104.80	20,104.80	20,104.80	complete
	Security Coordinator	1408		80,000.00	70,000.00	70,000.00	70,000.00	complete
	Job Contract System	1408						
	Resident Trainees	1408						
	Grant Writer	1408						
	Preventative Maintenance Trg	1408						
	Program Administrator	1408		100,000.00	90,000.00	90,000.00	90,000.00	complete
	Training and development	1408		35,000.00	25,000.00	25,000.00	25,000.00	complete
Admin. Salaries	Modernization Administration	1410		172,890.00	178,000.00	178,000.00	178,000.00	complete
Fees & Costs	Architectural/Engineering Support	1430		25,000.00	90,000.00	90,000.00	85,556.37	ongoing

Signature of Executive Director _____ Date (mm/dd/yyyy) _____ Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

Eric Brown, Executive Director *[Signature]* *[Signature]*

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Page 2 of 4 Previous edition is obsolete
² To be completed for the Performance and Evaluation Report. Form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part II: Supporting Pages

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

MD06P00150106
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD1-9 Glenwood Highrise	Site Improvement Stormwater Culvert Repair	1450		369,182.00	1,170.00	1,170.00	1,170.00	complete
MD1-9 Glenwood Highrise	Dwelling Structures Common Area Painting	1460			54,000.00	54,000.00	0.00	complete
MD1-15 Bloomsbury Square	Dwelling Structures Painting	1460			150,000.00	150,000.00	0.00	complete
PHA - Wide	Dwelling Structures Vacant Unit Renovation	1460			150,092.00	150,092.00	136,575.65	ongoing
PHA - Wide	Dwelling Equipment Kitchen Appliances	1465.1	100	30,000.00	30,000.00	30,000.00	30,000.00	complete
PHA - Wide	Non-Dwelling Equipment Computer Systems, Vehicles, Phone System, Office Furniture	1475	LS	30,000.00	24,890.00	24,890.00	24,890.00	complete
PHA - Wide	Collateralization or Debt Service Repayment of Bond	1501	LS	411,856.00	411,856.00	411,856.00	411,855.63	

Signature of Executive Director _____ Date (mm/dd/yyyy) _____ Signature of Public Housing Director _____ Date (mm/dd/yyyy) _____

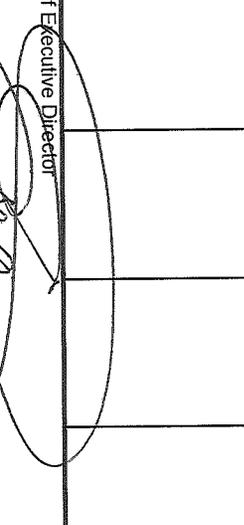
Eric Brown, Executive Director *[Signature]* *[Signature]*

To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Page 3 of 4 Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule

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

MDD06P00150106
 03/31/09

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²	
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²		
PHA - Wide	07/18/08			07/18/10				
MD1-9 Glenwood Highrise	07/18/08			07/18/10				
Signature of Executive Director				Date (mm/dd/yyyy)	4/16/09		Signature of Public Housing Director	Date (mm/dd/yyyy)

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Previous edition is obsolete

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name

Housing Authority of the City of Annapolis

MID06P00150107

FFY of Grant Approval
 2007

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending _____

Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report

03/31/09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ² Expended
		Original	Revised ¹	
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 20% of line 20)	345,000.00	0.00	0.00
3	1408 Management Improvements	285,000.00	295,000.00	294,643.57
4	1410 Administration	172,890.00	162,890.00	156,479.47
5	1411 Audit	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00
7	1430 Fees and Costs	100,000.00	100,000.00	100,000.00
8	1440 Site Acquisition	0.00	0.00	0.00
9	1450 Site Improvement	187,864.49	0.00	0.00
10	1460 Dwelling Structures	200,000.00	717,982.45	543,428.56
11	1465.1 Dwelling Equipment - Non-expendable	30,000.00	27,082.04	24,570.95
12	1470 Non-dwelling Structures	0.00	32,800.00	0.00
13	1475 Non-dwelling Equipment	15,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00
18	1501 Collateralization or Debt Service	411,977.51	411,977.51	411,977.51
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	1,747,732.00	1,747,732.00	1,569,932.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00
23	Amount of line 20 Related to Security	170,000.00	214,750.00	214,494.88
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date (mm/dd/yyyy)

Eric Brown, Executive Director
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

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

MD06P00150107
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide Mgmt. Improv.	Operations	1406		345,000.00	0.00	0.00			
	Neighborhood Security	1408		100,000.00	149,750.00	149,750.00	149,584.52	on-going	
	Security - Physical Improvements	1408							
	Security Coordinator	1408		70,000.00	65,000.00	65,000.00	64,910.36	on-going	
	Job Contract System	1408							
	Resident Trainees	1408							
	Grant Writer	1408							
	Preventative Maintenance Trg	1408							
	Program Administrator	1408		80,000.00	69,500.00	69,500.00	69,415.62	on-going	
	Training and development	1408		35,000.00	10,750.00	10,750.00	10,733.07	on-going	
Admin. Salaries	Modernization Administration	1410		172,890.00	162,890.00	162,890.00	156,479.47	on-going	
Fees & Costs	Architectural/Engineering Support	1430		100,000.00	100,000.00	100,000.00	100,000.00	on-going	
Signature of Executive Director				Date (mm/dd/yyyy)		Signature of Public Housing Director		Date (mm/dd/yyyy)	

[Signature]
 Eric Brown, Executive Director

[Signature]
 5/16/09

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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

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

MD06P00150107
 03/31/09

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD1-9 Glenwood Highrise	Site Improvement StormWater Culvert Repair	1450		187,864.49	0.00			
PHA - Wide	Non-Dwelling Equipment Main Office Repair	1450		0.00	32,800.00			
MD1-2 Eastport Terr	Dwelling Structures Roof Replacement	1460	78	0.00	120,000.00	0.00	0.00	ongoing
MD1-6 Harbour House	Dwelling Structures Install Entrance Doors	1460	25	200,000.00	112,541.00	112,541.00	112,541.00	complete
MD1-9 Glenwood HR	Dwelling Structures 8th Floor deck Replacement	1460			25,000.00			
PHA - Wide	Dwelling Structures Vacant Unit Turn Around	1460			287,833.21	287,833.21	270,379.32	ongoing
PHA - Wide	Dwelling Structures Lock Replacement	1460			172,608.24	172,608.24	160,508.24	ongoing
PHA - Wide	Dwelling Equipment Kitchen Appliances	1465.1	100	30,000.00	27,082.04	27,082.04	24,570.95	ongoing
PHA - Wide	Non-Dwelling Equipment Computer Systems, Vehicles, Phone System, Office Furniture	1475	LS	15,000.00	0.00			
PHA - Wide	Collateralization or Debt Service Repayment of Bond	1501	LS	411,977.51	411,977.51	411,977.51	411,977.51	ongoing

Signature of Executive Director

Date (mm/dd/yyyy)

Signature of Public Housing Director

Date (mm/dd/yyyy)

4/16/09

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule

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

MD06P00150107
 03/31/09

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ⁴
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
PHA - Wide	2009			2011			
MD1-6 Harbour House	2009			2011			
MD1-9 Glenwood Highrise	2009			2011			
Signature of Executive Director	Date (mm/dd/yyyy)			Signature of Public Housing Director			Date (mm/dd/yyyy)

[Signature]
 Eric Brown, Executive Director

4/16/09
 Date (mm/dd/yyyy)

Signature of Public Housing Director

Date (mm/dd/yyyy)

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² To be completed for the Performance and Evaluation Report.
 Page 4 of 4 Previous edition is obsolete
 Form HUD-52837 (9/98)
 ref Handbook 7485.3

**Standard PHA Plan
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Housing Authority of the City of Annapolis (HACA), as its Chair I, Howard Pinsky, approve the submission of the Annual, and 5-Year/Annual PHA Plan for the PHA fiscal year beginning July, 2008, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Annapolis

MD001
PHA Number/HA Code

____ PHA Plan for Fiscal Year: 2009
____ Five-Year PHA Plan for Fiscal Years 2009 - 2013, including Annual Plan for FY 2009

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Howard Pinskey	Chairman
Signature X 	Date 4/23/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Annapolis

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

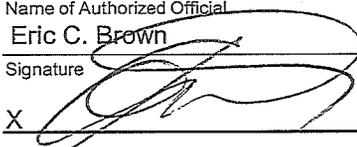
- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Eric C. Brown	Title Executive Director
Signature 	Date 4/16/2009

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Annapolis

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

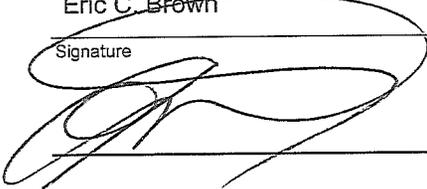
Name of Authorized Official

Eric C. Brown

Title

Executive Director

Signature

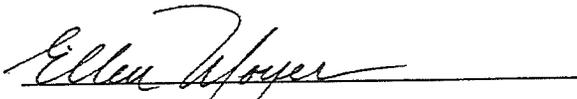


Date (mm/dd/yyyy)

4/16/2009

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Ellen Moyer the Mayor of Annapolis certify
that the Five Year and Annual PHA Plan of the Housing Authority of the City of Annapolis is
consistent with the Consolidated Plan of City of Annapolis prepared
pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Memorandum of Agreement (MOA)
Part B

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

OMB Approval No. 2577-0237
(exp. 10/31/2007)

Public reporting and recordkeeping burden for the collection of information is estimated to average 105.33 hours for Parts A and B of the Memorandum of Agreement depending on the size of Public Housing Agency (PHA). This includes the time for collecting, reviewing, and reporting the data. The information will be used for monitoring PHA progress in bringing performance up to standard levels. Response to this request for information is required in order to receive the benefits to be derived, including eligibility to apply for funding. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

PHA Name: Housing Authority of the City of Annapolis

PHA FYE: 6/30/07

MOA Term: 12 Months or Release of Next PHAS Score

Operational Area: 3. FINANCE AND PROCUREMENT

PHAS Performance Targets		*Baseline as of: 6/30/07	1 st qtr Performance Target	2 nd qtr Performance Target	3 rd qtr Performance Target	Final Performance Target
Indicator #:	Name:					
3-1	Current ratio	0.0				9.0
3-2	Expendable Fund Balance	0.0				9.0
3-3	Tenant Receivable/Outstanding	3.0				4.5
3-4	Occupancy Loss	3.5				4.5
3-5	Net Income/Loss Divided by the Expendable Fund Balance	0.0				1.5
3-6	Expense Management/Utilities	1.5				1.5
3-7	Payment in Lieu of Taxes (PILOT)					
Targets and Strategies		Baseline as of: 6/30/07	Final Performance Target	Estimated Completion Date	Lead staff for PHA and HUD	
3.1-3.6						
A.	HACA will conduct all budgeting and accounting according to the requirements of asset management. The Authority will identify strategies under this new model to decrease	HACA converted to asset management effective July 1, 2007. HUD will monitor the	Through effective budgeting and accounting on both the property and central	Closed 5/28/08	Raffel Curtis (Land)	

expenses and generate greater revenue both at the property and central-office levels.	Authority's financial performance to ensure planning and internal control relative to the Authority's overall financial viability remain in place.	office level, HACA is able to identify specific areas where the PHA can reduce expenses and/or generate greater revenue in order to improve the agency's overall financial performance.		
B. Establish a monthly mechanism to track FASS indicators.	HACA has created a FASS tracking mechanism. HUD will monitor the implementation of the tracking process to ensure that it is effective.	HACA's monthly tracking procedures enable the Authority to identify and resolve deficiencies in financial management that could negatively impact HACA's FASS score.	Closed 5/28/08	Raffel Land
3.7				
Negotiate a payment in lieu of taxes agreement with the City of Annapolis.	HACA had not made a PILOT payment to the City for a number of years because there is no language in the current cooperation agreement specifically addressing PILOT.	The Authority will fulfill its fiduciary responsibility to its locality by meeting its tax obligation via a PILOT agreement. The agreement will avoid any undue or excessive financial burden to the Housing Authority.	Closed 10/23/08	Raffel Brown Land

Operational Area:

4. HOUSING MANAGEMENT

PHAS Performance Targets		Baseline as of: 6/30/07	1 st qtr Performance Target	2 nd qtr Performance Target	3 rd qtr Performance Target	Final Performance Target
Indicator #:	Name:					
4-1	Vacant Unit Turnaround Time	0	1	2	3	5
4-2	Waiting List Management	The Authority's waiting list management has historically been inconsistent. HUD will				

reporting process.		indicator that could reduce HACA's MASS score.		
4.2				
A. The Authority will demonstrate that staff designated to manage the waiting list possess the appropriate level of technical knowledge regarding occupancy and waiting list administration.	The Authority has recently designated staff dedicated specifically to waiting list management, but has historically experienced frequent turnover in this area.	One or more staff knowledgeable in waiting list administration will increase the agency's overall efficacy and accountability in this area, thus allowing the Authority to serve families more effectively.	Closed 5/20/08	Raffel Curtis Wingate
B. Staff responsible for managing the waiting list will demonstrate a thorough working knowledge of the waiting list function in the Authority's software system.	Staff persons who manage the waiting list function have historically been unable to fully utilize the Authority's software to manage the waiting list.	Staff persons assigned to the waiting list will not require regular assistance from IT staff in order to manage the waiting list via HACA's internal software.	Closed 5/20/08	Raffel Wingate
C. The Director of Operations will implement a system of quality control to ensure that all activities relative to waiting list administration including eligibility determinations, briefings, and file maintenance are carried out in accordance with Federal law and the Authority's written policies.	HACA has not consistently carried out waiting list administration functions in accordance with the agency's written policies.	Any deficiencies in the agency's waiting list administration will be identified and mitigated quickly. Staff will have a system of checks and balances to assist them in effectively performing their duties.	Closed 5/20/08	Raffel Wingate

Operational Area: **5. PROPERTY MAINTENANCE**

PHAS Performance Targets		Baseline as of 6/30/07	1 st qtr Performance Target	2 nd qtr Performance Target	3 rd qtr Performance Target	Final Performance Target
Indicator #:	Name:					
5-1	Physical Conditions	15				20

5-2 Emergency WOs	0			
5-3 Non-emergency WOs	0			
5-4 Unit inspections	0			
5-5 System inspections	0			
Targets and Strategies	Baseline as of: 6/30/07	Final Performance Target	Estimated Completion Date	Lead staff for PHA and HUD
5.1				
A. HACA will utilize the current Physical Needs Assessment for all properties in its public housing inventory to assist in long-term physical needs planning.	The Authority has an aging public housing inventory where numerous physical deficiencies are identified by HUD during the annual REAC inspections. HACA's low physical score, in conjunction with its past ineffective management of the work order system, has prevented the Authority from addressing its physical needs and implementing a long-term strategy for addressing these physical needs.	Using the results of its current Physical Needs Assessments for each property in its inventory, HACA is able to begin a long-term planning process to provide for the overall physical improvement of its housing stock.	Closed 10/23/08	Raffel Page Brown Wingate
B. The Authority will create an asset-repositioning strategy based upon the physical needs and financial viability of its housing stock.	HACA transitioned to an asset management model effective July 1, 2007. As such, the Authority is required to evaluate the economic viability of each property in its inventory as a measure of sound financial management and planning. HACA has begun the planning process, and HUD will work with the Authority to assist in	The Authority has specific long-term goals in place that provide for the financial health of the Authority as a whole, and improved living conditions for residents.	Closed 10/23/08	Raffel Page Brown Wingate

	reaching its long-term asset management goals.			
5.2-5.3				
A. Establish an effective work order tracking system that increases the Authority's timeliness in completing work orders.	HACA is in the process of establishing an effective work order system.	HACA has implemented an effective work order system that assists the Authority in responding to emergency and routine maintenance items efficiently and effectively.	09/30/08	Page Raffel Brown Wingate
B. Provide refresher training to all staff involved in the work order process, including maintenance, to ensure that they understand and can effectively utilize the Authority's work order system.	Maintenance is inconsistent in implementing the work order system.	HACA staff is utilizing the work order system consistently and effectively.	05/31/08	Page Raffel Brown Wingate
C. Complete or abate all emergency work orders within 24 hours.	The Authority does not address emergency (exigent health and safety) work orders according to regulatory requirements.	The Authority can demonstrate that all emergency work items are completed or abated within 24 hours.	04/30/08	Page Raffel Brown Wingate
D. Ensure that all work orders are accurately classified according to type; emergency, routine, resident-initiated, or UPCS.	The Authority is inconsistent in categorizing work orders by type, and does not have a system in place for generating or tracking work orders resulting from annual REAC or UPCS inspections.		04/30/08	Page Raffel Brown Wingate
E. The maintenance supervisor will conduct monthly random quality control reviews of the work order system, and document the results in writing. Likewise, executive Management will conduct monthly random quality control reviews, document the results in writing, and submit these monthly to HUD. Management's quality control review will include a review of the Maintenance	The Authority cannot document that it conducts regular quality control reviews of its work order system.	HACA management, via monthly random quality control reviews, is able to identify and resolve problems in the work order system that may negatively impact the Authority's PHAS score, or pose hazardous conditions to the residents.	06/30/08	Page Raffel Brown Wingate Dedo

Director's adherence to the QC process.				
5.4-5.5				
A. HACA should fully review the report resulting from the annual Uniform Physical Conditions Standards (UPCS) inspection, generate and track work orders in response to any deficiencies relative to the units, buildings, or building systems, and establish a tracking mechanism to document that all deficiencies are addressed appropriately.	HACA cannot document that it generates work orders in response to the results of the annual UPCS inspections, and therefore cannot adequately track the immediate or long-term physical needs of its inventory.	HACA has an effective process for generating and tracking work orders related to deficiencies identified during the annual UPCS inspection. The Authority is better able to analyze the immediate and long-term needs and overall viability of its housing stock.	06/30/08	Page Raffel Brown Wingate

Operational Area: **6. RESIDENT SERVICES AND INITIATIVES**

PHAS Performance Targets Indicator #: Name:	Baseline as of: 6/30/07	1 st qtr Performance Target	2 nd qtr Perform ance Target	3 rd qtr Performance Target	Final Performance Target
6 Resident Survey/Satisfaction	4				10
Targets and Strategies					
	Baseline as of: 6/30/07	Final Performance Target	Estimate d Comple tion Date	Lead staff for PHA and HUD	
6.1					
A. The Authority will conduct activities relative to the RASS survey process in such a way as to maximize the amount of points it receives for this indicator.	The results of HUD's resident survey indicate substandard performance in regards to resident satisfaction in areas including appearance, safety, and communication. Moreover, the Authority	HACA, through an increased emphasis on resident feedback, as well as adherence to the RASS follow-up reporting requirements, improves overall resident satisfaction and receives a passing score	Closed 10/23/08	Raffel Wingate	

	failed to certify to creating or implementing a follow-up plan to address resident concerns.	under the resident survey component.		

Operational Area: 8. SECURITY

PHAS Performance Targets Indicator #: Name:	Baseline as of: 6/30/07	1 st qtr Performance Target	2 nd qtr Performance Target	3 rd qtr Performance Target	Final Performance Target
8-1 Reporting and tracking crime	0				1
8-2 Applicant screening	0				1
8-3 Lease enforcement	0				1
8-4 Crime Reduction Program Goals	Excluded				
Targets and Strategies	Baseline as of: 6/30/07	Final Performance Target	Estimate d Completi on Date	Lead staff for PHA and HUD	
8.1-8.3					
A. HACA's designated staff person will continue to ensure that the Authority is tracking and reporting crime-related problems, screening applicants properly, and practicing lease enforcement as part of its overall security efforts.	At the time of HUD's last onsite review, The Authority could not demonstrate that it addresses crime-related problems in accordance with the requirements of the Management Assessment.	HACA will have a clearly documented and consistent procedure in place to support its crime reduction goals.	Closed 10/23/08	Raffel Jackson Brown	
B. Crime information will be provided to the Board on a monthly basis in a clear, consistent format.	At the time of HUD's last onsite review, the Authority could not demonstrate that it provides accurate crime data to the Board on a monthly basis.	The Board will receive accurate, updated crime data monthly to assist in evaluating the effectiveness of the agency's crime reduction strategies.	Closed 5/20/08	Raffel Jackson Brown	

Targets and Strategies	Baseline as of: 6/30/07	Final Performance Target	Estimated Completion Date	Lead staff for PHA and HUD
<p>9.1</p> <p>A. The Authority will ensure that all data entered into the Public Housing Information Center (PIC) is accurate, up-to-date, and can be supported through file documentation. The above is applicable to all tenant and applicant data, building and unit data, and performance information.</p>	<p>The Authority does not always submit accurate or timely data to PIC.</p>	<p>HACA submits all applicant, tenant, and building and unit information on time and according to HUD requirements.</p>	<p>Closed 5/20/08 Re-opened 7/25/08 Closed 10/23/08</p>	<p>Raffel Groen</p>
<p>B. Vacant units will be classified appropriately such that categorizations for units taken offline (undergoing modernization, vacant for make-ready time, etc.) accurately reflect each unit's actual status.</p>	<p>Units are categorized as "vacant for make-ready time" as soon as a tenant is moved out of a unit via an online end of participation. Many units have remained so categorized for as many as twelve months. This is an inaccurate and ineffective use of the vacant unit</p>	<p>The Authority's method for categorizing offline vacant units is accurate and reflects to HUD and HACA any patterns in regards to modernization needs, unit turnaround, etc.</p>	<p>Closed 5/20/08 Re-opened 7/25/08 Closed 10/23/08</p>	<p>Raffel Page Groen</p>

	categorization function.			

* Financial and Physical indicator scores are based on the PHA's released PHAS score for the fiscal year ending 6/30/07. All other scores are noted based on HUD's MASS Confirmatory review for the PHA's fiscal year ending 6/30/06.

**Housing Authority of the City of Annapolis
Site Budget (Annual)
July 1, 2009 - June 30, 2010**

Units per Amp	108	357	150	150	78	154	51	0	1,048
	College Creek / Obery Court AMP 1	Eastport Terrace / Harbour House AMP 2	Annapolis Gardens / Bowman Court AMP 3	Robinwo d AMP 4	Newtowne 20 AMP 5	Glenwood Highrise AMP 6	Bloomsbury Square AMP 7	Central Office	Fiscal Year 2010 - Total Low Rent Budget
DESCRIPTION									
OPERATING INCOME:									
DWELLING RENTAL	137,000	575,000	239,650	296,800	188,016	423,312	159,096	-	2,018,874
EXCESS UTILITIES	4,200	-	35,000	-	12,000	-	-	-	51,200
MAINTENANCE INCOME	600	3,000	600	2,000	1,000	2,000	5,000	-	14,200
INTEREST G/T INVESTMENTS	300	1,500	300	600	500	1,000	200	-	4,400
MISC INCOME - TENANTS	1,200	8,500	2,250	4,000	2,400	4,500	1,000	-	23,850
LEGAL INCOME - TENANTS	800	6,700	1,200	1,600	1,400	1,200	1,200	-	14,100
MISC INCOME - OTHER	24,000	10,000	7,500	7,000	3,600	12,000	2,400	10,000	76,500
LAUNDRY INCOME	-	13,000	400	-	10,000	9,000	-	-	32,400
PROPERTY MGMT FEE REVENUE	-	-	-	-	-	-	-	541,047	541,047
ASSET MGMT FEE REVENUE	-	-	-	-	-	-	-	82,332	82,332
BOOKKEEPING FEE REVENUE	-	-	-	-	-	-	-	116,760	116,760
FRONT-LINE SERV FEE REVENUE	3,600	12,000	2,450	5,000	3,000	55,000	2,000	-	83,050
OTHER FEE REVENUE	-	-	33,432	-	-	-	-	-	33,432
CFP ADMIN FEE	7,500	55,500	5,000	24,000	13,000	46,000	8,000	-	159,000
Other Income	37,400	107,200	52,532	42,200	33,900	128,700	14,800	750,139	1,166,871
TOTAL OPERATING INCOME	810,645	2,178,733	760,004	1,203,087	675,794	964,459	374,557	925,139	7,892,418
OPERATING EXPENSES:									
ADMINISTRATIVE SALARIES	-	-	-	-	-	-	-	545,000	545,000
HOUSING MANAGEMENT SALARIES	39,000	167,000	45,000	100,000	29,000	124,000	42,000	-	546,000
OTHER ADMIN WAGES/TEMP STAFF	-	-	-	-	-	-	-	1,000	1,000
ADMIN SALARIES - OVERTIME	-	1,000	1,300	200	-	3,000	-	1,000	6,500
LEGAL EXPENSE	7,200	22,000	2,000	7,000	4,000	3,600	3,500	1,000	50,300
STAFF/COMMISSIONER TRAINING	-	100	50	-	-	-	-	2,000	2,150
TRAVEL	-	200	100	400	-	-	-	500	1,200
LOCAL TRAVEL	50	100	150	300	300	500	100	1,200	2,700
MEALS & LODGING/RELATED TRAVEL	600	500	-	300	-	-	-	1,500	2,900
SECURITY	-	-	-	-	-	-	-	-	0
ACCOUNTING & AUDITING FEES	5,000	12,000	4,700	4,700	3,600	4,800	1,600	1,210	37,610
FEE ACCOUNTANT	-	-	-	-	-	-	-	-	0
PAYROLL SERVICE EXPENSE	900	4,000	1,600	1,600	900	1,800	600	-	11,400
PROPERTY MANAGEMENT FEE	38,529	204,592	80,980	85,963	44,701	88,255	29,227	-	572,247
BOOKKEEPING FEE	5,220	29,560	11,700	12,420	6,458	12,751	4,223	-	82,332
ASSET MANAGEMENT FEE	12,960	42,840	9,000	18,000	9,360	18,480	6,120	-	116,760
POSTAGE	2,400	7,000	1,350	2,700	1,600	2,800	1,000	1,500	20,350
ADVERTISING	1,200	4,000	600	1,500	900	2,000	800	5,500	16,500
OFFICE SUPPLIES	1,000	5,000	1,500	2,800	2,000	2,800	1,100	10,000	26,200
RENTAL-OFFICE EQUIPMENT	3,600	17,000	3,750	7,000	2,700	5,500	4,000	4,600	48,150
PUBLICATIONS	-	-	-	-	-	-	-	4,800	4,800
REGISTRATION FEES & DUES	-	300	150	200	-	-	100	7,400	8,150

**Housing Authority of the City of Annapolis
Site Budget (Annual)
July 1, 2009 - June 30, 2010**

Units per Amp	108	357	150	150	78	154	51	0	1,048
DESCRIPTION	College Creek / Obery Court AMP 1	Eastport Terrace / Harbour House AMP 2	Annapolis Gardens / Bowman Court AMP 3	Robinwo d AMP 4	Newtowne 20 AMP 5	Glenwood Highrise AMP 6	Bloomsbury Square AMP 7	Central Office	Fiscal Year 2010 - Total Low Rent Budget
COMMUNICATIONS	7,000	24,000	7,500	10,000	5,000	16,000	3,600	11,000	84,100
OTHER ADMIN / GENERAL	300	200	75	-	100	-	-	500	1,175
ADMIN CONTRACT COST	-	-	-	-	-	-	-	-	0
BANK CHARGES	900	2,400	500	1,000	500	1,100	350	1,200	7,950
COMMUNICATIONS EQUIPMENT	1,500	2,000	1,000	600	300	800	500	900	7,600
FISCAL AGENT FEES	-	-	-	-	-	-	-	-	0
LICENSES, PERMITS, & OTHER	-	300	-	-	-	-	-	-	300
BACKGROUND/CREDIT CHECKS	600	3,000	500	2,000	2,000	1,400	1,400	600	11,500
INVENTORY SERVICES	-	-	-	-	-	-	-	-	0
PRINTING	600	1,500	300	1,200	800	1,400	650	1,000	7,450
ADMIN. EQUIP. SERV. AGREEMENT	-	-	-	-	-	-	-	-	0
COLLECTION FEES	900	4,000	1,000	4,000	1,000	1,000	600	-	12,500
A&E/APPRAISALS/INSPECTIONS	-	-	-	-	-	-	-	-	0
Administrative Expenses	131,559	562,591	176,355	266,683	117,119	295,487	102,870	613,910	2,266,574
RESIDENT SERVICES:									
RES. SERV. SALARIES	15,000	75,000	35,000	50,000	35,000	60,000	9,000	-	279,000
REC-PUBLICATIONS & OTHER SERV	-	500	25	1,000	300	300	500	-	2,625
RESIDENT ADVISORY BOARD	-	-	-	-	-	-	-	-	0
RESIDENT COUNCIL	600	6,000	1,000	2,400	600	4,200	800	-	15,600
REC CENTER SUPPLIES	-	2,000	50	100	-	-	-	-	2,150
COMPUTER LAB SUPPLIES	-	-	-	-	-	-	-	-	0
SUMMER CAMP EXPENSES	1,000	2,500	1,500	1,500	1,800	-	-	-	8,300
BUS RENTAL / TRANSPORTATION	300	500	450	500	500	600	750	-	3,600
MISC. RESIDENT FUNCTION	300	1,000	250	500	500	300	500	-	3,350
CABLE SERVICES - COMMON ROOM	-	-	-	-	-	600	-	2,000	2,600
LIFELINE MONITORING	-	5,000	-	-	400	3,500	750	-	9,650
Resident Services Expenses	17,200	92,500	38,275	56,000	39,100	69,500	12,300	2,000	326,875
UTILITIES:									
WATER	45,000	105,096	42,000	96,155	39,804	12,579	34,841	500	375,974
ELECTRICITY	75,000	91,299	73,067	53,878	91,487	180,201	6,107	40,885	611,925
GAS	110,000	80,425	74,412	23,192	78,128	66,131	3,158	14,299	449,744
FUEL OIL	-	-	-	700	400	600	200	300	2,200
Utilities Expenses	230,000	276,820	189,479	173,925	209,819	259,511	44,306	55,984	1,439,844
OPERATION:									
MAINTENANCE SALARIES	68,000	345,000	55,000	167,000	118,000	136,000	45,000	-	934,000
OTHER MAINTENANCE LABOR/TECH	-	-	-	-	-	-	-	-	0
MAINTENANCE SALARIES - OVERTIME	12,000	40,000	9,000	18,000	4,000	24,000	2,000	-	109,000
Maintenance Salaries and Labor	80,000	385,000	64,000	185,000	122,000	160,000	47,000	0	1,043,000
MATERIALS & SUPPLIES:									
MAINTENANCE MATERIALS & SUPPLIES	27,000	80,000	25,000	35,000	20,000	18,000	23,000	4,800	232,800

**Housing Authority of the City of Annapolis
Site Budget (Annual)
July 1, 2009 - June 30, 2010**

Units per Amp	108	357	150	150	78	154	51	0	1,048
DESCRIPTION	College Creek / Obery Court AMP 1	Eastport Terrace / Harbour House AMP 2	Annapolis Gardens / Bowman Court AMP 3	Robinwo d AMP 4	Newtowne 20 AMP 5	Glenwood Highrise AMP 6	Bloomsbury Square AMP 7	Central Office	Fiscal Year 2010 - Total Low Rent Budget
NON INVENT MAINT SUPPLIES	1,200	4,000	900	2,400	1,800	1,200	9,000	1,500	22,000
GASOLINE	6,000	20,000	3,300	6,600	3,600	7,000	2,400	3,500	52,400
Maintenance Material Expenses	34,200	104,000	29,200	44,000	25,400	26,200	34,400	9,800	307,200
CONTRACTORS:									
MAINT CONTRACT COSTS	-	500	600	1,200	100	1,373	-	-	3,773
BOILER & A/C BASIC	30,000	33,000	10,500	4,800	600	6,500	3,600	4,800	93,800
ELEVATOR	-	-	-	-	-	20,000	5,000	-	25,000
UNIFORMS	1,800	6,000	900	2,000	2,000	2,400	1,000	-	16,100
TRASH	24,000	63,000	17,000	33,000	18,000	23,500	7,000	4,000	189,500
MISC CONTRACTORS	2,600	28,500	4,500	12,000	22,000	14,500	7,000	7,000	98,100
GLASS	-	11,000	2,450	11,000	2,000	250	500	-	27,200
ELECTRICAL	16,000	45,000	10,000	50,000	10,000	12,000	2,000	3,000	148,000
AUTO & TRUCK	5,000	13,000	2,800	6,000	3,000	8,000	2,000	2,500	42,300
EXTERMINATING	9,000	33,000	7,500	12,000	7,000	13,000	5,000	1,500	88,000
FIRE PROTECTION	500	3,600	300	1,200	600	2,500	500	2,200	11,400
SECURITY & FIRE ALARMS	500	7,000	800	1,800	1,400	5,000	2,100	2,400	21,000
LANDSCAPING	10,800	50,000	11,500	23,000	10,000	12,000	11,700	-	129,000
PLUMBING & SEWER REPAIRS	13,000	42,000	17,000	10,000	3,600	-	1,000	800	87,400
MAINTENANCE EQUIPMENT REPAIR	600	1,000	500	-	500	-	1,000	1,000	4,600
POOL REPAIR & MAINTENANCE	1,000	3,000	600	1,200	500	-	-	-	6,300
DOORS & LOCKS & KEYS	-	-	-	1,000	-	500	-	600	2,100
ROOFING, GUTTERS & DOWNSPOUTS	4,800	42,000	3,000	15,000	6,000	-	4,000	-	74,800
GRAFFITI REMOVAL	300	300	250	-	1,200	700	-	-	2,750
Maintenance Contractors Expenses	119,900	381,900	90,800	185,200	88,500	122,223	53,400	29,800	1,071,723
TOTAL ORDINARY MAINTENANCE & OPERATION EXP	234,100	870,900	184,000	414,200	235,900	308,423	134,800	39,600	2,421,923
GENERAL EXPENSES:									
INSURANCE	45,000	117,000	27,000	50,000	26,000	50,100	17,000	26,000	358,100
BENEFITS	38,000	187,000	38,000	97,000	54,000	85,000	30,000	175,000	704,000
COLLECTION LOSSES	6,000	50,000	12,000	15,000	3,000	5,000	7,000	-	98,000
OTHER GENERAL EXPENSES	6,000	-	-	1,000	-	-	-	5,000	12,000
General Expenses	95,000	354,000	77,000	163,000	83,000	140,100	54,000	206,000	1,172,100
TOTAL ROUTINE EXPENSES	707,859	2,156,811	665,108	1,073,808	684,938	1,073,020	348,276	917,494	7,627,316
NON-ROUTINE EXPENSES:									
EXTRAORDINARY MAINT (EMERG)	25,000	-	30,000	-	-	-	-	-	55,000
SMALL EQUIP & TOOLS (<\$1000)	-	1,000	-	-	-	-	-	-	1,000
REPLAC OF NON-EXPENDABLE EQ	1,200	500	-	-	-	-	-	-	1,700
Non-Routine Expenses	26,200	1,500	30,000	0	0	0	0	0	57,700
TOTAL INCOME	810,645	2,178,733	760,004	1,203,087	675,794	964,459	374,557	925,139	7,892,418
TOTAL EXPENSES	734,059	2,158,311	695,108	1,073,808	684,938	1,073,020	348,276	917,494	7,685,016
NET INCOME(LOSS)	76,586	20,422	64,896	129,279	(9,144)	(108,561)	26,281	7,645	207,403