

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:
Housing Authority of St. Mary’s County Mission Statement
 To Provide housing opportunities, community development, and neighborhood improvements to all citizens of need.

A need or needs should not be controversial; needs pertain to essential – vital aspects of human life. Shelter becomes known as housing individuals, families. It is a basic human need and also a community asset/resource. The HASMC in its mission first must address needs and secondarily view needs from an income class perspective. In practice HASMC programs address a range of housing and community development needs. These programs do have income class guidelines and they serve households typically within the categories of 30%, 50% and 80% of house hold income. Listed below are such income groups for St. Mary’s County in 2009.

St. Mary's County, Maryland 2009 House Hold Median Per Family Size						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Extremely Low Income 30% of Median	\$18,000	\$20,550	\$23,150	\$25,700	\$27,750	\$29,800
Very Low Income 50% of Median	\$29,950	\$34,250	\$38,500	\$42,800	\$46,200	\$49,650
Low Income 80% of Median	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,280
Median Income	\$59,900	\$68,500	\$77,000	\$85,600	\$92,400	\$99,300

Source: Maryland DHCD – 2009 Data

Total # of Households in St. Mary's County	37,700
Total # of Households with income of \$59,999 or less	14,477
Total % of Households with income \$59,999 or less	38.2%

Source: Real Property Research Group, Claritas Inc. August 2008

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>2010 to 2014 Strategic Goals – three such goals being front line, deliberate and vital are:</p> <ul style="list-style-type: none"> • Continuing vigorous use of HASMC’s ability to access and/or develop resources via grants, partnerships, training/education, government-private sector funding etc. • Repositioning of HASMC’s debt to provide efficiencies and greater affordability • Reorienting the St. Mary’s County Board of County Commissioners’ and the Public’s perspective of HASMC to be more positive <p>An overarching objective to these Goals is maintaining a cadre of staff expertise to act on and fulfill such Goals. In addition, staff will require a work environment supported by the HASMC’s Commissioners which enable creative thinking, flexibility and the independent nature of HASMC. These characteristics are essential to attaining these Goals and for healthy partnerships. Far too often the processes of bureaucracies become the paramount mission which in turn dampens ability to respond timely to community needs and compete for scarce resources.</p> <p>More specific program objective supporting these Goals are:</p> <ul style="list-style-type: none"> • Preserving affordable, accessible and quality housing; • Expanding partnerships (for the public good) with the lending/banking community, other property management groups, neighborhoods, schools and community law enforcement; • Supporting the local continuum of care; • Providing housing rehabilitation; • Opening opportunities for homeownership; • Reinvigorating declining communities; • Continuing public awareness and marketing of affordable housing, the planning for such and the role of fair housing education; • Connecting housing with communities and education; and • Improving and boarding Family Self Sufficiency <p><i>Previous Goals and our performance: See attachment 5.2</i> <i>VAWA Goals and Objectives: See Attachment 5.2-1</i></p>
<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No Elements have been revised since the 2008 Plan Submission</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Public may obtain copies of 5 year fiscal years 2010-2014 and annual plan fiscal year 2010, along with all elements, at the Main Administrative office of the PHA</p>

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p><i>Include statements related to these programs as applicable.</i></p> <p>HASMC's size restricts access to funding from Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, and Conversion of Public Housing. However, if funds were to become available and applicable the PHA would consider using such programs. PHA may consider applying for Project-based Vouchers via appropriate regulatory process.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> 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.</p>

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.

The time line for addressing the housing need and issues is 2010 to 2014. It is within this time frame that various factors will impact the housing stock for St. Mary's County, Maryland. Moreover, additional funding should be secured in order to annual housing needs, the above listed housing issues, the county's economic health and trends impacting the housing stock – homeownership and rental.

Peering forward in September 2009, one new senior housing development of seventy (70) units known-as Victory Woods will be constructed within the next two years. Victory Woods is a product of the Low Income Housing Tax Credit Program serving seniors @ 60% of median income or less. Beyond this new construction activity, the next major effort is to preserve existing affordable housing developments. The attached slide, attachment 9.0, indicates the low number of affordable housing units within the County's overall rental housing stock.

As to September 2009, the overall the gross supply (number of units to demand) of the County's housing stock is meeting demand. Vacancies exist in the rental supply and homeownership units existing and new construction are available in the market place. The need though is "affordability". Monthly housing payments exceeding \$900.00 per month (excluding utilities) remain out of reach for most house holds. Thus, the private sector housing community seeks to fill vacancy but can not find renters and/or homeowners who can income qualify for the available housing stock. The factors of quality, accessibility, size of units and location are important but relative to smaller market demands. Moreover, such factors/issues require money to study in detail these issues and their relationship to need.

9.0

The health of the County's economy remains an overarching component to this Housing Need focus. Will the economy remain stable, will the construction of the 3rd nuclear power plant in Calvert County impact St. Mary's County's housing stock, will those who have the dollars increase and place greater demands on the County's housing supply and will those in need for housing and of modest means be unable to compete for housing in the market place?

<i>Housing Needs of Families on the Housing Authority of St. Mary's County, MD Waiting List</i>				
	# of families Section 8 Vouchers	# of families Public Housing	Waiting List Total	% of Total Families
Total on Wait list	2772	309	3081	
Extremely Low Income (≤ 30% AMI)	2390	181	2571	84%
Very Low Income (>30% but ≤ 50% AMI)	309	52	361	12%
Low Income (>50% but <80% AMI)	63	10	73	3%
Families with Children	1535	176	1711	56%
Elderly Families	109	8	117	4%
Families with Disabilities	597	75	672	22%
Race/ethnicity AI	49	6	55	2%
Race/ethnicity AA	1476	185	1661	54%
Race/ethnicity PI	9	5	14	1%
Race/ethnicity W	1085	100	1185	39%

<p>9.1</p>	<p>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.</p> <p>It appears that increasing rental assistance to “those in need” is the most direct strategy for the Housing to undertake. Such will positively impact the largest number of households in need. To this, the Housing Authority will continue to apply for additional Section 8 funding, as well as any other rental and/or homeownership assistance offered by Federal and State government. HASMC’s homeownership programs will continue offering homeownership opportunities to qualified families.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The question of progress in meeting the mission and goals of HASMC’s 5 – Plan (2010-2014) appears premature. At this point in time, HASMC has pushed its staff resources to secure a range of funding and partnership resources. Such resources coincide with the time frame 2010-2014. These involve applications for NSP2, CAP Fund Competitive, CDBG, HOME, HPRP, Federal Home Bank of Atlanta’s Affordable Housing Program, TCAP, Treasury’s Section 1602 funds, bridge loans, local government support, Maryland Affordable Housing Trust, Maryland Energy Administration etc.</p> <p>Action towards goals will require staff and the tools to do. Any progress may be termed as “ramping up” towards accessing the tools to do.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Significant amendment: Any amendment or modification reflecting a 50% change in HASMC’s annual budget.</p> <p>Substantial Deviation: A major movement away from addressing the public good</p>

11.0	<p>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.</p> <ul style="list-style-type: none"> (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)
-------------	---

2004-2009 PHA Plan Previous Goals – And our Performance

2005 to 2009 Streamlined Five-Year PHA Plan Section B. Goals

PHA Goal: Expand the supply of assisted housing

Objective: Apply for additional rental Vouchers: *attain 300 new vouchers*

Economic History: Hurricane Katrina caused extensive damage in the Gulf Coast region in August 2005 and soaring oil prices between 2005 and the first half of 2008 threatened inflation and unemployment, as higher gasoline prices ate into consumers' budgets.

The **financial crisis of 2007–2009** has been called the most serious financial crisis since the Great Depression by leading economists, with its global effects characterized by the failure of key businesses, declines in consumer wealth estimated in the trillions of U.S. dollars, substantial financial commitments incurred by governments, and a significant decline in economic activity.

The United States role in two wars, redirect resources away from domestic needs and there existed from 2005 -2008 an absence of any national effort addressing housing and community development needs

Progress: To these events the goal of 300 new vouchers never materialized. Moreover, the vast increase in housing and utility costs reduced the number of vouchers the housing authority was able to support. Thus, the period 2005-2009 saw a decline and loss in Vouchers providing rental assistance to the needy from 1,263 to 1,156.

Objective: Leverage private or other public funds to create additional housing opportunities: *Leverage one million dollars*

Progress: Timing supported this goal in that financial institutions remained active in community leading during 2005-2006. It was during that period that HASMC via two bank qualified bond issues leveraged; Gateways Project, Series 2005 – \$6,000,000; 2006 Lexington Park Town Home Project, Series A – \$1,472,000, Series B – \$1,105,000; Green Village Apartments Project, Series A - \$4,653,750, Series B - \$696,250 for a grand total of \$13,927,000.

Objective: Acquire or build units or developments: *100*

Progress: Increase of 130 dwellings – Built a 42 unit condominium complex, purchase and rehab of 23 town homes at 5 different sites, and purchase of 65 unit apartment complex – waiting funding for rehab.

Objective: Other – *Improve internal operational effectiveness and efficiency and maintain full regulatory compliance. Increase staff educational level/expertise.*

Progress: Staff has consolidated into one building/office location. Previously staff was spread among four separate office locations. In addition, staff receives training for regulatory compliance, fair housing, and HASMC supports continuing education.

PHA Goal: Increase assisted housing choices

Objective: Conduct outreach efforts to potential vouchers landlords

Progress: Ongoing informational seminars directed at rental property owners. This is supported by a specific “Housing Choice Property Owner Handbook” developed by staff.

Objective: Increase voucher payment standards: *on par with Washington MSA (metropolitan statistical association)*

Progress: Applied for organizational status but currently have not been approved.

Objective: Implement Voucher homeownership program: *10 Year Plan*

Progress: The number of participants in the program has more than doubled since 2005, from 10 to 21 participants.

Objective: Implement public housing or other homeownership programs: *10 Year Plan*

Progress: In the past 5 years public housing homeownership has increased from 6 to 10 families participating in the program. Other homeownership programs include; House Keys – a program that helps county and state employees with closing costs; down payment assist – a program that helps all eligible families with down payment; and Maryland Mortgage Program – which uses bonds to raise money capital for mortgage loans.

	CY 2005	CY 2006	CY2007	CY 2008
Bond Allocation	\$2,649,006	\$2,699,153	\$2,875,705	\$2,942,277
# of families helped	1	15	31	25
Total \$ amount of loans	\$267,500	\$3,285,630	\$7,364,473	\$5,566,615
Average term of loan (in months)	480	400	441	405
Average interest rate	5.00%	5.76%	6.06%	6.23%

How Maryland Mortgage Program bonds provided home mortgages to households in St. Mary's County during the past 4 years - Source: DHCD

Objective: Convert public housing to vouchers

Progress: None to date. Regulatory process remains cumbersome

PHA Goal: Provide an improved living environment

Objective: Other: *Provide assistance to citizens currently receiving housing aid. This includes property maintenance, quality management and supervision for units rented to these citizens, incentives to self-sufficiency, counseling, and security and safety.*

Progress: HASMC Staff has in place working team meetings with local human service agency/non-profit/faith based providers. This collaboration addresses the specific individual case management and the delivery of services county wide. Support services included but not limited to improved living environment, employment, elderly and elderly or families with disabilities.

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

Objective: Increase the number and percentage of employed person in assisted families: *by 5%*

Progress: It appears the goal of 5% has been met through the total number of assisted house holds has decreased.

Objective: Provide or attract supportive services to improve assistance with recipients' employability

Progress: HASMC Staff has in place working team meetings with local human service agency/non-profit/faith based providers. This collaboration addresses the specific individual case management and the delivery of services county wide. Support services included but not limited to improved living environment, employment, elderly and elderly or families with disabilities

Objective: Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress: HASMC Staff has in place working team meetings with local human service agency/non-profit/faith based providers. This collaboration addresses the specific individual case management

and the delivery of services county wide. Support services included but not limited to improved living environment, employment, elderly and elderly or families with disabilities

Objective: Other – Anticipate future housing and community needs. Expand resources addressing changing household conditions via early identification. Understand the needs of communities and landlords with regard to both tenant affordability and housing development.

Progress: CDBG Grant of \$385,288 for Voluntary relocation assistance for 2 mobile home communities which helped approximately 80 families including, but not limited to, financial assistance to move, set up and/or reestablish physical residence on a site, rent and/or own housing.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: Other – Expand marketing strategies for Housing Authority Programs and Services, including Fair Housing Education. Develop and fund an annual working budget.

Progress: Housing authority works in conjunction with County Government to create an annual fair housing proclamation, provides homeownership seminars, and works with the local television stations to air fair housing information provided by CHRB (community housing resource board)

Goal: Leverage the Authority’s ability to further its mission through partnering with other entities (i.e., banking institutions, local, State and Federal agencies, landlords, private developers, and law enforcement agencies).

Progress: As stated in previous objective “to Leverage private or other public funds to create additional housing opportunities,” HASMC via two bank qualified bond issues leveraged; Gateways Project, Series 2005 – \$6,000,000; 2006 Lexington Park Town Home Project, Series A – \$1,472,000, Series B – \$1,105,000; Green Village Apartments Project, Series A - \$4, 653,750, Series B - \$696,250 for a grand total of \$13,927,000.

Objective: Provide options to those who need immediate assistance in areas such as emergency shelter, information and referrals, rental and homeownership subsidies, and home improvement financing, as well as specific intervention counseling.

Progress: Direct participation supporting the County’s continuing care for those homeless. In addition HASMC initiated a HUD supportive Housing and Emergency Shelter fund to aid those homeless in St. Mary’s county.

Violence Against Woman’s Act (VAWA)

Goal

The Violence Against Women and Justice Department Reauthorization Act 2005 (VAWA) prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1936 as amended by VAWA (42 U.S.C. 13925). The Housing Authority of St. Mary's County, Maryland (HASMC) supports the goals and objectives of VAWA and will comply with its requirements.

Objectives

The Housing Authority of St. Mary’s County Working Administrative Plan documents our policy as follows:

VI. SELECTION CRITERIA FOR ISSUANCE OF A VOUCHER (3rd Paragraph, Pg. 32)

O. A family may not be denied assistance if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by Violence Against Women Act (VAWA) (42 U.S.C. 13925).

XXIII. TERMINATION OF RENTAL ASSISTANCE: (Pg. 32)

A family may not be terminated if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by Violence Against Women Act (VAWA) (42 U.S.C. 13925).

The Housing Authority of St. Mary’s County Admissions and Occupancy Policy documents our policy as follows:

SECTION 1. ADMISSION -- GENERAL REQUIREMENTS

F. A family may not be denied if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by Violence Against Women Act (VAWA) (42 U.S.C. 13925).

SECTION 13. TERMINATION OF THE LEASE: (Last Paragraph of this Section pg. 26)

The Housing Authority will not evict certain persons living in public housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by Violence Against Women Act (VAWA) (42 U.S.C. 13925).

The Housing Authority of St. Mary’s County Housing Choice Voucher Program Family Handbook documents our policy as follows:

Section titled: Denial or Termination of Assistance (Pg. 35)

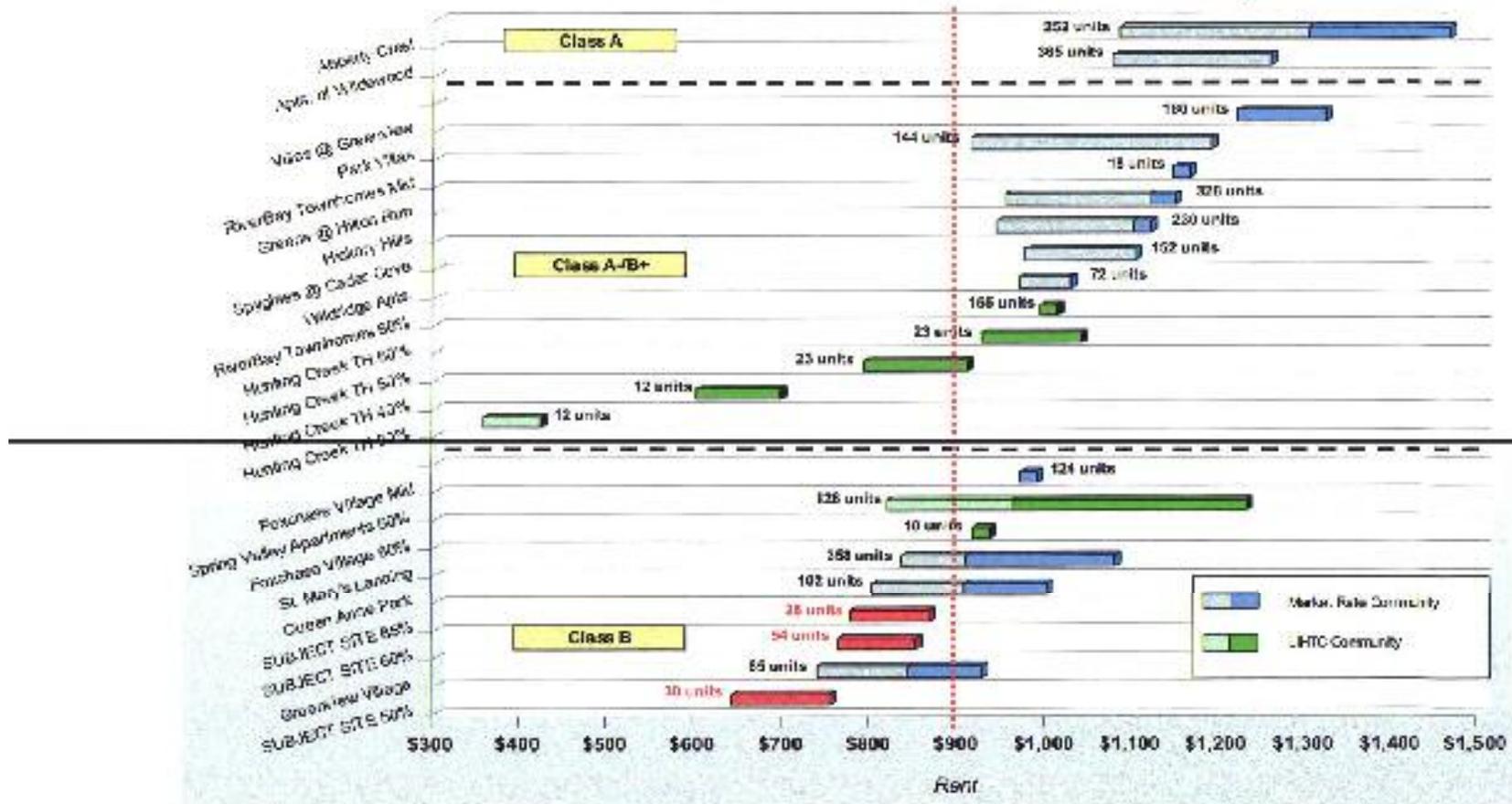
A family may not be denied assistance if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by Violence Against Women Act (VAWA) (42 U.S.C. 13925).

Referral agencies in St. Mary’s County that offer services and/or counseling to victims and/or batterers of domestic violence include but are not limited to:

<p>The Center for Family Advocacy P.O. Box 760 Hollywood, MD 20636 301-373-4141</p>	<p>St. Mary’s Women’s Center 2075 Great Mills Road, Suite 106 Lexington Park, MD 20653 www.somd.com/psa/stmarys-womens-ctr 301-862-3636</p>	<p>Hope Place Walden Sierra 21770 FDR. Blvd Lexington Park, MD 20653 www.waldensierra.org 301-997-1300 ext. 881</p>
--	---	--

St. Mary’s County Department of Social Services located in the Joseph D. Carter Building, 23110 Leonard Hall Dr. P.O. Box 509, Leonardtown MD 20650, phone number (240) 895-7000 or 21775 Great Mills Rd, Lexington Park, MD 20653, phone number (240)895-7000 Crisis Number Hot-line is 301-863-6661. Provides services and referrals for abused children, adults and their families. Provides financial and placement services. Non-emergency police number (Duty Desk) is 301-475-8008.

404 versus # 2,438



Source: Real Property Research Group, Inc.

1 to 2 Bedroom 2 to 3 Bedroom



HOUSING AUTHORITY OF ST. MARY'S COUNTY, MARYLAND

21155 LEXWOOD DRIVE, SUITE C. – LEXINGTON PARK, MARYLAND 20653

301-866-6590

Fax 301-737-7929

MD Relay Svc. 711 or 1-800-735-2258 (V/TTY)

Resident Advisory Board (RAB) Comments

A RAB meeting was held October 7, 2009 from 6 pm – 7 pm at Patuxent Woods, Public Housing. The board reviewed the plan with no suggested changes or improvement.

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00		10,000.00	10,000.00
3	1408 Management Improvements	12,649.00		12,649.00	11,278.80
4	1410 Administration (may not exceed 10% of line 21)	10,072.00		10,072.00	10,072.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00		3,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00		25,000.00	25,000.00
10	1460 Dwelling Structures	25,000.00		25,000.00	25,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00		15,000.00	14,783.31
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary

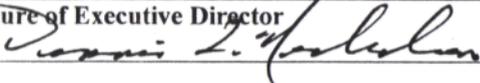
PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
--	---	---

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	100,721.00		100,721.00	96,134.11
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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 11/19/09	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2007
---	---	-----------------------------------

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD06P021003 MD06P021008 MD06P021009	Operations	1406		10,000.00		10,000.00	10,000.00	
MD06P021003 MD06P021008 MD06P021009	Management Improvements	1408		12,649.00		12,649.00	11,278.80	
MD06P021003 MD06P021008 MD06P021009	Administration Salary & Fringe	1410		10,072.00		10,072.00	10,072.00	
MD06P021003 MD06P021008 MD06P021009	Fees & Costs	1430		3,000.00		3,000.00		
MD06P021003 MD06P021008 MD06P021009	Site Improvements Roads/parking areas, walkways, fencing, landscaping, lighting	1450		25,000.00		25,000.00	25,000.00	
MD06P021003 MD06P021008 MD06P021009	Dwelling Structures Roofing, decking, heating/cooling systems, doors, windows	1460		25,000.00		25,000.00	25,000.00	
MD06P021003 MD06P021008	Dwelling Equipment Cabinets, kitchen & bathroom work,	1465.1		15,000.00		15,000.00	14,783.31	

¹ 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.

Part I: Summary		
PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	17,500.00		17,500.00	
4	1410 Administration (may not exceed 10% of line 21)	9,342.00		9,342.00	5,838.75
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00		1,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	24,000.00		24,000.00	23,527.94
10	1460 Dwelling Structures	24,000.00		24,000.00	16,266.96
11	1465.1 Dwelling Equipment—Nonexpendable	17,577.00		17,577.00	451.23
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary

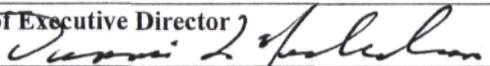
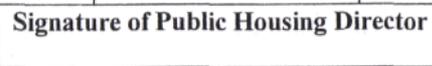
PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008
--	---	--

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	93,419.00		93,419.00	46,084.88
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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 11/19/09	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: St. Mary's County Housing Authority			Grant Type and Number Capital Fund Program Grant No: MD06P02150108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD06P021003 MD06P021008 MD06P021009	Management Improvements Accounting software upgrade, etc.	1408		17,500.00		17,500.00		
MD06P021003 MD06P021008 MD06P021009	Administration Salary & Fringe	1410		9,342.00		9,342.00	5,838.75	
MD06P021003 MD06P021008 MD06P021009	Fees & Costs	1430		1,000.00		1,000.00		
MD06P021003 MD06P021008 MD06P021009	Site Improvements Roads/parking areas, walkways, fencing, landscaping, lighting	1450		24,000.00		24,000.00	23,527.94	
MD06P021003 MD06P021008 MD06P021009	Dwelling Structures Roofing, decking, heating/cooling systems, doors, windows	1460		24,000.00		24,000.00	16,266.96	
MD06P021003 MD06P021008	Dwelling Equipment Cabinets, kitchen & bathroom work, refrigerators, etc.	1465.1		17,577.00		17,577.00	451.23	

--	--	--	--	--	--

¹ 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.

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration (may not exceed 10% of line 21)	9,600.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000.00			
10	1460 Dwelling Structures	10,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	25,070.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	24,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

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

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009
--	---	--

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	96,670			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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 11/19/09	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: St. Mary's County Housing Authority			Grant Type and Number Capital Fund Program Grant No: MD06P02150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD06P021003 MD06P021008 MD06P021009	Operations	1406		10,000.00				
MD06P021003 MD06P021008 MD06P021009	Management Improvements Accounting software upgrade, etc.	1408		5,000.00				
MD06P021003 MD06P021008 MD06P021009	Administration Salary & Fringe	1410		9,600.00				
MD06P021003 MD06P021008 MD06P021009	Fees & Costs Inspections	1430		1,000.00				
MD06P021003 MD06P021008 MD06P021009	Site Improvements Roads/parking areas, walkways, fencing landscaping, lighting	1450		12,000.00				
MD06P021003 MD06P021008 MD06P021009	Dwelling Structures Roofing, decking, heating/cooling	1460		10,000.00				
MD06P021003 MD06P021008	Dwelling Equipment Cabinets, kitchen & bathroom work,	1465.1		25,070.00				

¹Obligation 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.

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06S02150109 (ARRA) Grant Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	11,825.00		11,825.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500.00		1,500.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00		20,000.00	
10	1460 Dwelling Structures	84,925.00		84,925.00	4,625.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary

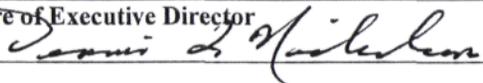
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MD06S02150109 (ARRA) Grant Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009
------------------	--	--

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 09/30/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	118,250.00		118,250.00	4,625.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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 11/19/09	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
--	---	---

Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration (may not exceed 10% of line 21)	9,600.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000.00			
10	1460 Dwelling Structures	18,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	37,070.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

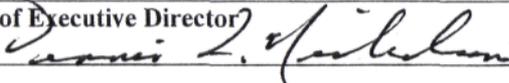
⁴ RHF funds shall be included here.

Part I: Summary

PHA Name: St. Mary's County Housing Authority	Grant Type and Number Capital Fund Program Grant No: MD06P02150110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010
--	---	--

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	96,670			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
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 11/19/09	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: St. Mary's County Housing Authority		Grant Type and Number Capital Fund Program Grant No: MD06P02150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD06P021003 MD06P021008 MD06P021009	Operations	1406		10,000.00				
MD06P021003 MD06P021008 MD06P021009	Management Improvements Accounting software upgrade, etc	1408		5,000.00				
MD06P021003 MD06P021008 MD06P021009	Administration Salary & Fringe	1410		9,600.00				
MD06P021003 MD06P021008 MD06P021009	Fees & Costs Inspections	1430		1,000.00				
MD06P021003 MD06P021008 MD06P021009	Site Improvements Roads/parking areas, walkways, fencing, landscaping, lighting	1450		16,000.00				
MD06P021003 MD06P021008 MD06P021009	Dwelling Structures Roofing, decking, heating/cooling	1460		18,000.00				
MD06P021003 MD06P021008 MD06P021009	Dwelling Equipment Cabinets, kitchen & bathroom work, refrigerators, etc.	1465.1		37,070.00				

--	--	--	--	--	--

¹ 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		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements		5,000.00	5,000.00	5,000.00	5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		9,600.00	9,600.00	9,600.00	9,600.00
F.	Other		72,070.00	72,070.00	72,070.00	72,070.00
G.	Operations		10,000.00	10,000.00	10,000.00	10,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		96,670.00	96,670.00	96,670.00	96,670.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>		
	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	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00
Annual Statement						
	MD06P021003 MD06P021008 MD06P021009 Site Improvements Roads/Parking areas, walkways, fencing, landscaping, lighting		16,000.00	MD06P021003 MD06P021008 MD06P021009 Site Improvements Roads/Parking areas, walkways, fencing, landscaping, lighting		16,000.00
	MD06P021003 MD06P021008 MD06P021009 Dwelling Structures Roofing, decking, heating/cooling		18,000.00	MD06P021003 MD06P021008 MD06P021009 Dwelling Structures Roofing, decking, heating/cooling		18,000.00
	MD06P021003 MD06P021008 MD06P021009 Dwelling Equipment Cabinets, kitchen & bathroom work, refrigerators, ect		37,070.00	MD06P021003 MD06P021008 MD06P021009 Dwelling Equipment Cabinets, kitchen & bathroom work, ect.		37,070.00

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**

	Subtotal of Estimated Cost	\$	72,070.00		Subtotal of Estimated Cost	\$ 72,070.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	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	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00
Annual Statement						
	MD06P021003 MD06P021008 MD06P021009 Site Improvements Roads/Parking areas, walkways, fencing, landscaping, lighting		16,000.00	MD06P021003 MD06P021008 MD06P021009 Site Improvements Roads/Parking areas, walkways, fencing, landscaping, lighting		16,000.00
	MD06P021003 MD06P021008 MD06P021009 Dwelling Structures Roofing, decking, heating/cooling		18,000.00	MD06P021003 MD06P021008 MD06P021009 Dwelling Structures Roofing, decking, heating/cooling		18,000.00
	MD06P021003 MD06P021008 MD06P021009 Dwelling Equipment Cabinets, kitchen & bathroom work, ect		37,070.00	MD06P021003 MD06P021008 MD06P021009 Dwelling Equipment Cabinets, kitchen & bathroom work, ect		37,070.00
	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00	MD06P021003 MD06P021008 MD06P021009 Fees & Costs Inspections		1,000.00

