

5.2

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.

The Public Housing Program (PHP) goals and objectives that will enable the Montgomery County Housing Authority (MCHA) to serve the needs of low-income income families for the next five years are:

- Demonstrate a successful conversion to asset management and project based management
- Improve the quality of assisted housing by maintaining a high performer rating and achieving high scores in each component
- Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need)
- Reduce public housing vacancies and improve vacant unit turnaround time
- Increase customer satisfaction and improve marketability of current public housing units
- Continue to consult with Resident Advisory Board with management and maintenance planning and policy development
- Renovate and modernize public housing units and systems to be energy efficient and appealing to the community
- Diligently preserve renovated public housing units and systems
- Acquire or build units or developments
- Demolish or dispose of obsolete public housing
- Submit applications to HUD for competitive grants to support the revitalization of public housing properties
- Leverage private or other public funds to create additional housing opportunities, including mixed-finance public housing
- Continue to provide public housing homeownership opportunities
- Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa
- Implement public housing security improvements
- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in public housing families
- Continue to actively promote Section 3 requirements through contracting preferences and advertisement
- Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability
- Ensure accessible housing is available to persons with all varieties of disabilities
- Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents

The Housing Choice Voucher Program (HCVP) goals and objectives that will enable the MCHA to serve the needs of low-income and very-low income families for the next five years follow:

- Maintaining full lease up of all subsidies (or all funding) awarded
- Submitting applications for any or all new incremental funding offered by HUD
- Consideration of submitting applications for special purpose funding made available by HUD in cases where partnerships for administering the funding can be established where needed and/or the MCHA can, on its own, administer the special purpose funding
- Continuing to increase the number of families participating in our Family Self Sufficiency Program
- Consideration for establishing a preference for housing for families who are participants of the "Money Follows the Person" initiative – depending upon local needs and program support by local service providers
- Continuing and increasing our administration of HOME and Affordable Housing Trust Funding for Tenant Based Rental Assistance dedicated to the needs of special populations that can be served with this funding through local programs awarded the funds by our County offices of Housing and Community Development,
- Continuing our successful administration of the HCVP Homeownership Program with the goal of gaining eight to 10 new homeowners each year
- Continuing our efforts to help HCVP assisted families to move to non-poverty concentrated areas with the specific goal of continuing to achieve Section Eight Management Assessment Program recognition for deconcentration of poverty.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Public Housing has no revised elements since last Annual Plan submission
MCHA Board of Directors approved Addendum to HCVP Administrative Plan-Family Unification Program-Letter to HUD January 16, 2009-Resolution 09-01-959

(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.

6.0

The PHA Plans and attachments are available for public inspection at:

- MCHA Public Housing Office, 501 East High St., Pottstown, PA 19464
(Plan and all Plan Element attachments)
- MCHA Main Office, 104 W. Main St., Suite 1, Norristown, PA 19401
(Plan & HCVP Administrative Plan Only)
- Bright Hope Community, 467 W. King St., Pottstown, PA 19464
(Plan & PH Admissions/Occupancy Policies Only)
- Golden Age Manor, 400 Walnut St., Royersford, PA 19468
(Plan & PH Admissions/Occupancy Policies Only)
- North Hills Manor, 300 Linden Ave., North Hills, PA 19038
(Plan & PH Admissions/Occupancy Policies Only)

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

The MCHA plans to initiate the process to reposition some portions of our public housing portfolio, potentially including the 179 units in AMP #P012002003, Bright Hope Community, Pottstown, PA or others. The MCHA's plans may include the demolition of existing units and rebuilding new, modern, energy efficient units through the possible use of Hope VI, Mixed-Finance Modernization or Development, as well as other public, private and non-profit resources. This new community will be built for residents with a wide range of incomes and will be designed to fit into the surrounding community.. A timeline has yet to be developed to accomplish these efforts, but the applications related to HOPE VI, Mixed Finance Modernization or Development and/or Demolition and/or Disposition will likely be submitted over the next year or two.

The MCHA HCVP currently administer Project Based Vouchers as follows:

1. Jefferson School Project – Pottstown, PA – 23 units
2. Ardmore Crossing Project, Ardmore, PA – 53 units
3. Rittenhouse School Project – Norristown, PA - 44 units (these are project based Certificates)

7.0

Project basing of units is consistent with our plan in that in some cases we were able to support the development of new units for low income families (specifically in Ardmore) in a non concentrated area and in the case of our two Project Based projects located in Norristown and Pottstown we were able to support the development of housing for low income families that provided high quality units with many amenities in areas of our county where most of the housing stock is older and may not have significant amenities.

The MCHA administers two Homeownership Programs as follows:

1. The Section 8 HCVP Homeownership Option – as of 7/1/09 we are administering 36 subsidies under this program.
2. We have one unit left (of 36 total) in our Public Housing 5(h) Homeownership Program at our project number PA 012-008 that still needs to be sold – all 35 other units in this project were sold.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																																																																																		
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> <p>CFP 2010 Original Annual Statement-Attachment pa012a01 CFP (ARRA) 2009 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012b01 CFP 2008 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012c01 RHF 2008 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012d01 CFP 2007 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012e01 RHF 2007 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012f01 RHF 2006 Performance and Evaluation Report for period ending: 6/30/09-Attachment pa012g01</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> <p>CFP 2010-2014 Original Five Year Action Plan-Attachment pa012h01</p>																																																																																		
8.3	<p>Capital Fund Financing Program (CFFP). <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>																																																																																		
9.0	<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.</p> <p style="text-align: center;">Households with Housing Problems by Household Income 2000</p> <table border="1" data-bbox="305 863 1466 1350"> <thead> <tr> <th rowspan="3">Income Category of Household</th> <th rowspan="3">Total</th> <th colspan="2" rowspan="2">Any Housing Problem</th> <th colspan="4">Cost Burden</th> <th colspan="2" rowspan="2">Other Housing Problems</th> </tr> <tr> <th colspan="2">30% - 50%</th> <th colspan="2">More Than 50% (Severe)</th> </tr> <tr> <th>Total</th> <th>%</th> <th>Total</th> <th>%</th> <th>Total</th> <th>%</th> <th>Total</th> <th>%</th> </tr> </thead> <tbody> <tr> <td colspan="10">Renter Households</td> </tr> <tr> <td>Extremely Low (0 -30% MFI)</td> <td>7,103</td> <td>5,192</td> <td>73.1</td> <td>767</td> <td>10.8</td> <td>4,297</td> <td>60.5</td> <td>128</td> <td>1.8</td> </tr> <tr> <td>Very Low (31 -50% MFI)</td> <td>7,097</td> <td>5,479</td> <td>77.2</td> <td>3,208</td> <td>45.2</td> <td>2,129</td> <td>30</td> <td>142</td> <td>2.0</td> </tr> <tr> <td>Low (51 - 80% MFI)</td> <td>11,734</td> <td>4,870</td> <td>41.5</td> <td>3,849</td> <td>32.8</td> <td>610</td> <td>5.2</td> <td>411</td> <td>1.0</td> </tr> <tr> <td>Above 80%MFI</td> <td>29,375</td> <td>2,644</td> <td>9.0</td> <td>1,410</td> <td>4.8</td> <td>206</td> <td>0.7</td> <td>1,028</td> <td>4.0</td> </tr> <tr> <td>Total Renters</td> <td>55,309</td> <td>18,185</td> <td>32.9</td> <td>9,234</td> <td>16.6</td> <td>7,242</td> <td>13.1</td> <td>1,709</td> <td>3.0</td> </tr> </tbody> </table> <p>According to the Montgomery County Consolidated Plan, which used CHAS Data 2000, households were identified with housing problems. These problems consisted of cost burden greater than 30% of total income, overcrowding, inadequate housing that lacked complete kitchens and/or plumbing. Renters made up a large percentage of the households who were experiencing housing problems. Predominantly, those who were extremely low income (60.5%). In addition, among low income owners, 56.1 % have a housing problem, with those falling at extremely low income, having the highest rate of problems. As a result of this Data, Montgomery County established five-year goals which included maintaining and conserving existing housing, expand the housing stock for low-income renters, support the improvement and construction of public facilities, provide shelter, supportive services and housing assistance to the homeless and expand homeownership among low and moderate income households.</p> <p>Public Housing Program (PHP): The MCHA PHP Centralized Waiting List has two tiers. Applicants who have been screened and are ready for final eligibility determination when a unit becomes available are placed on the preliminary eligible list. Those whose position on the list does not warrant an offer within the next six months are placed on the pending list. PHP Waiting Lists are currently open. In 2008, the PHP had an annual turnaround of 79 units.</p>	Income Category of Household	Total	Any Housing Problem		Cost Burden				Other Housing Problems		30% - 50%		More Than 50% (Severe)		Total	%	Total	%	Total	%	Total	%	Renter Households										Extremely Low (0 -30% MFI)	7,103	5,192	73.1	767	10.8	4,297	60.5	128	1.8	Very Low (31 -50% MFI)	7,097	5,479	77.2	3,208	45.2	2,129	30	142	2.0	Low (51 - 80% MFI)	11,734	4,870	41.5	3,849	32.8	610	5.2	411	1.0	Above 80%MFI	29,375	2,644	9.0	1,410	4.8	206	0.7	1,028	4.0	Total Renters	55,309	18,185	32.9	9,234	16.6	7,242	13.1	1,709	3.0
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<p>9.0</p>	<p>As of June 30, 2009, the PHP eligible list consists of 338 applicants. Of this number 84% are extremely low income (30% below area median), 15% are very low income (50% below area median) and 1% are low income (80% below the area median). There are 89 families with disabled members and 42 families are elderly. There are 7 families who need units with accessible features. There are 158 families with minors. The total population is 812 family members. The racial characteristics are the following: 293 White, 562 Black/African American, 1 American Indian/Alaskan Native, 4 Asian and 1 Native Hawaiian/Pacific Islander. Ethnicity consists of 92 of Hispanic descent and 720 Non Hispanic.</p> <p>The PHP pending list consists of 678 applicants. Of this number 90% are extremely low income, 9% are very low income and 1% are low income. There are 202 families with disabled members and 43 families are elderly. There are 7 families who need units with accessible features. There are 289 families with minors. The total population is 1,625 family members. The racial characteristics are the following: 496 White, 1,196 Black/African American, 4 American Indian/Alaskan Native, 7 Asian and 0 Native Hawaiian/Pacific Islander. Ethnicity consists of 97 of Hispanic descent and 1,528 Non Hispanic.</p> <p>Housing Choice Voucher Program (HCVP): The HCVP Waiting List has two tiers. Applicants that have been screened and are ready to be called for an available Voucher make up the first Waiting List tier. Applicants whose position on the Waiting List does not warrant an offer of a Voucher within the near future are placed on the pending Waiting List. The combined total is 1,792 applicants. The HCVP lists are currently closed. In 2008, the HCVP had a 100% lease up rate, which means that the HCVP is using all the money awarded by HUD or using all the vouchers awarded.</p> <p>As of June 30, 2009, the HCVP eligible list consists of 450 applicants. Of this number 73% are extremely low income (30% below area median), 27% are very low income (50% below area median) There are 69 families with disabled members and 32 families are elderly. There are 231 families with minors. The total population is 1,073 family members. The racial characteristics are the following: 336 White, 735 Black/African American, 6 American Indian/Alaskan Native, 6 Asian and 4 Native Hawaiian/Pacific Islander. Ethnicity consists of 69 of Hispanic descent and 1,004 Non Hispanic.</p> <p>These MCHA housing program statistics support the housing needs identified in the Montgomery County Consolidated Plan, however, clearly indicate that more housing and services are needed.</p>
<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>PHP strategies for addressing housing needs noted above:</p> <ol style="list-style-type: none"> 1. Reduce turnover time for vacated public housing units 2. Reduce time to renovate public housing units 3. Seek replacement of public housing units lost to the inventory through mixed finance development 4. Leverage affordable housing resources in the community through the creation of mixed -finance housing 5. Adopt rent policies to support and encourage work 6. Employ admissions preferences aimed at families who live in the county, who are working, are elderly and disabled and who are veterans or surviving spouses of veterans 7. Employ effective maintenance and management policies to minimize the number of public housing units offline and to help preserve current housing stock

8. Carry out the modifications needed in public housing based on the section 504 Needs Assessment
9. Utilize HUD capital funding for modernization and development and seek alternate funding opportunities such as Affordable Housing Trust and Community Development Block Grants
10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
11. Continue to consult with residents, the Resident Advisory Board and local government officials

HCVP strategies for addressing housing needs noted above:

1. Maintain HCVP leasing rates (100%) by establishing Payment Standards that will enable families to rent throughout the jurisdiction,
2. Maintain leasing rates by maintaining listing of units owners would like to place on the HCVP and sharing this listing with Voucher holders,
3. Maintain leasing rates by effectively screening HCVP applicants to increase owner acceptance of the program,
4. Expand the supply of assisted housing by applying for additional HCVP Vouchers should they become available,
5. Expand the supply of assisted housing by pursuing housing resources other than HCVP and Public Housing rental assistance i.e. Home Tenant Based Rental Assistance, Affordable Housing Trust Fund Homeownership Grant resources and Tenant Based Rental Assistance, American Dream Downpayment Initiative Resources, HCVP Homeownership Program resources and Shelter Plus Care funding,
6. Meet or exceed HUD's federal targeting requirements for families at or below 30% of AMI,
7. Vigorously enforce program compliance by participants to increase owner acceptance of the Program,
8. Reestablish program monitoring system of tracking 911 calls to HCVP units to increase owner acceptance of the Program by investigating and acting on 911 calls to HCVP units that reveal program noncompliance and maintaining accurate statistics for use when reporting to the public on HCVP activity,
9. Increase housing choice by maintaining Payment Standards at levels where families searching for units to place on the HCVP have a wide range of areas in our County where leasing units under the program is feasible,
10. Promote self sufficiency and asset development of families by vigorously promoting and administering our Family Self Sufficiency Program and Homeownership Program training Component, and
11. Ensure equal opportunity in housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

9.1

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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.

The MCHA PHP and HCVP has accomplished many of the goals identified for this program as set forth in its Five Year Agency Plan (2005-2009) and will continue to be a major resource for ensuring safe, decent and affordable housing in Montgomery County, Pennsylvania.

Included in the accomplishments of the PHP over the past years have been:

- The PHP has received High Performer ratings in PHAS from FY 2005 through FY 2007 with overall scores 96%, 93% and 94% respectively. Consistently achieving a perfect score of 30 points in the management assessment and receiving physical assessment incentives every other year for high scores in that area. The financial assessment also received high scores which indicates that the MCHA is financially fiscal and fully capable of handling funds received from HUD to provide safe and decent housing to low income residents of the jurisdiction.
- The PHP has attempted to reduce vacancies in public housing and has maintained an average monthly occupancy rate of 99% authority wide.
- The PHP provides quality housing which is evident by receiving a score of 9 out of a possible 10 for our resident survey results for all three fiscal years.
- The PHP has consistently maintained a PIC reporting requirement over 95% and Development Managers have remained on schedule and have successfully completed recertifications without delinquency.
- The PHP utilizes the Enterprise Income Verification System and actively investigates income discrepancies and successfully brings them to resolution.
- The PHP analyzes the incomes of families annually to ensure that the program meets all deconcentration requirements and has implemented goals and procedures in the Admissions and Occupancy Policy that helps promote bringing higher income residents into lower income developments and vice versa.
- The PHP promotes economic self-sufficiency by informing residents of the advantages of the HUD required Mandatory Earned Income Disallowance (MEID). Many public housing residents have qualified for the MEID incentive. In addition, the PHP has implemented and enforced the community service requirement offering residents the greatest choice possible in identifying community service opportunities that they are interested in and the PHP considers a broad range of self-sufficiency opportunities.
- In order to provide an improved living environment for our residents, the MCHA has implemented several PHP security improvements. FY 2007 and 2008 capital funds are being expended for security improvements and work items included additional police patrol, as well as physical improvements that will help deter crime. This along with strong applicant screening and tougher eviction policies will ensure housing opportunities are offered to deserving families. As of 6/30/09, the MCHA has completed 135 background checks for the PHP. The MCHA has denied eligibility to 35 PHP applicants per the requirements of our background screening policies and unfortunately have evicted a handful of families over the years for violent and drug related criminal activity.
- MCHA has received Capital Funds (CF), Community Development Block Grant (CDBG), and Affordable Housing Trust Funds (AHTF) from 2005-2009 that have provided us the opportunity to successfully improve MCHA facilities, perform construction through procurement processes, upgrade equipment, and maintain safe and decent affordable housing for our residents throughout Montgomery County. The most recent Section 504 achievement for our elderly and disabled communities is the installation of automatic door operators at Golden Age Manor, Robert P. Smith Towers, and Sidney Pollock House. MCHA is taking steps to conserve energy through the installation of Energy Star approved products such as appliances and lighting and to conserve water through the installation of low-flow faucets and showerheads.

10.0	<p>Included in the accomplishments of the HCVP over the past years have been:</p> <ul style="list-style-type: none"> • Deconcentration of poverty • SEMAP High Performance Ratings • Vigorous administration of our two homeownership programs (Public Housing 5h Homeownership Program and HCVP Homeownership Program Option) • Vigorous promotion of the HCVP Family Self Sufficiency Program • Coordination of Social Services for HCVP and other programs by partnering with local Social Service agencies to optimize delivery of rental assistance coupled with Social Service assistance for families that need this support • Fully renting out our Housing Resource Center space which now houses the MCHA, the County Redevelopment Authority and the Pennsylvania Housing Finance Agency • Instituting contracted inspection services for the HCVP which is cost effective and administratively less burdensome and consistently maintaining HUD's required 95% PIC reporting rate. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Montgomery County Housing Authority defines substantial deviation or significant amendments or modification to its plan as discretionally changes in procedures or policies that fundamentally change the mission, goals, objectives or plans of the agency including the additions of non-emergency work items that are not included in the current 5-Year Action Plans, which require formal approval of the Board of Directors.</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. <p>Attachment pa012i01</p> <ul style="list-style-type: none"> (g) Challenged Elements None (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)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

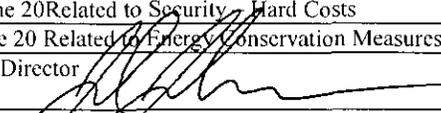
10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary					
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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	\$185,314.60			
3	1408 Management Improvements	\$88,800.00			
4	1410 Administration (may not exceed 10% of line 21)	\$92,657.30			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$41,000.00			
10	1460 Dwelling Structures	\$388,201.10			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$54,600.00			
13	1475 Non-dwelling Equipment	\$36,000.00			
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 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 – 20)	\$926,573.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 compliance	\$5,000.00			
23	Amount of line 20 Related to Security – Soft Costs	\$000.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$244,422.00			
Signature of Executive Director 		Date <u>09/29/2009</u>		Signature of Public Housing Director _____	
				Date _____	

¹To be completed for the Performance and Evaluation Report

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-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	
AMP PA012002003								
Bright Hope Estates	Replace office carpeting	1470	2,284 sf	\$10,000.00				
"	Install telephone system in offices	1470	1	\$2,000.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	2 computers 2 printers	\$3,600.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
"	Resident financial budgeting and other self-sufficiency training and/or counseling	1408	LS	\$2,000.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), and to support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	1408	LS	\$5,000.00				
	Subtotal			\$28,450.00				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP PA012002003				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Bright Hope Manor	Replace drainage pipe at playground	1450	300 lf	\$16,000.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	1 computer 1 printer	\$1,800.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
"	Resident financial budgeting and other self-sufficiency training and/or counseling	1408	LS	\$2,000.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police) and to support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	1408	LS	\$5,000.00				
Subtotal				\$30,650.00				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-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	
AMP PA012004005								
North Hills Manor	Replace cold water main to buildings	1450	2	\$20,000.00				
"	Replace kitchen cabinets, sinks, faucets, & drop ceilings in kitchens*	1460	2	\$10,000.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	2 computers 2 printers	\$3,600.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
"	Resident financial budgeting and other self-sufficiency training and/or counseling	1408	LS	\$1,000.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police) and to support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	1408	LS	\$8,500.00				
	Subtotal			\$48,950.00				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-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	
AMP PA012004005								
Crest Manor	Replace gas furnaces	1460	5	\$25,000.00				
"	Replace hot water heaters*	1460	18	\$15,000.00				
"	Replace interior doors*	1460	75	\$15,000.00				
"	Replace siding	1460	2,000 sf	\$10,000.00				
"	Replace existing gas service from main gas meter to gas fired furnaces and hot water heaters including meters, regulators, vents and gas shutoff valves	1460	40 units	\$158,422.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	1 computer 1 printer	\$1,800.00				
Management Improvements	Public housing computer software training and technical support	1408	1.S	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	1.S	\$850.00				
"	Resident financial budgeting and other self-sufficiency training and/or counseling	1408	1.S	\$1,000.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police) and to support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	1408	LS	\$8,500.00				
	Subtotal			\$240,572.00				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-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	
AMP PA012006009								
Golden Age Manor	Replace kitchen & bathroom copper drain lines, tub & shower drains*	1460	5	\$20,000.00				
"	Install telephone system 1 st floor offices	1470	1	\$4,750.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	2 computers 2 printers	\$3,600.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police)	1408	LS	\$1,000.00				
	Subtotal			\$35,200.00				

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

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP PA0120070011				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Robert P. Smith Towers	Replace Fire Alarm System, control panel, initiation, notification, emergency contact and call devices, etc.	1460	1 bldg.	\$119,779.10				
“	Replace call devices in HC units (reasonable accommodations)	1460	8 units	\$5,000.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	2 computers 4 printers 1 copier	\$11,700.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
“	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police)	1408	LS	\$1,000.00				
	Subtotal			\$143,329.10				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP PA0120070011								
Sidney Pollock House	Upgrade solariums	1460	2	\$10,000.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	1 computer 1 printer	\$1,800.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
"	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees	1408	LS	\$850.00				
"	Hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police)	1408	LS	\$1,000.00				
	Subtotal			\$18,650.00				

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

²To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2010 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-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	
Non-Dwelling Structures	AMP PA01200999 Cherry Court Office: Roof, HVAC system, water service, plumbing, electric, etc.	1470	LS	\$12,000.00				
"	Replace windows	1470	22	\$21,100.00				
Non-Dwelling Equipment	Computer and staff office equipment, personal computers, printers, typewriters, faxes, copiers, etc.	1475	2 printers 1 copier	\$6,300.00				
Management Improvements	Public housing computer software training and technical support	1408	LS	\$5,000.00				
	Subtotal			\$44,400.00				
PHA-Wide Operations	Offset material and contract costs under ordinary maintenance operations	1406	LS	\$185,314.60				
PHA-Wide Fees & Costs	Architects & Engineers	1430	LS	\$40,000.00				
PHA-Wide Administration	Salaries and employee benefits	1410	LS	\$92,657.30				

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

²To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Montgomery County Housing Authority				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) Development Account No.		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
AMP PA012002003 Bright Hope Estates					
Office carpeting*	06/12/2012		06/12/2014		
Telephone system	06/12/2012		06/12/2014		
Non-Dwelling Equipment	06/12/2012		06/12/2014		
Management Improvements	06/12/2012		06/12/2014		
Bright Hope Manor					
Drainage pipe	06/12/2012		06/12/2014		
Non-Dwelling Equipment	06/12/2012		06/12/2014		
Management Improvements	06/12/2012		06/12/2014		

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Montgomery County Housing Authority			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) Development Account No.		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
AMP PA012004005					
North Hills Manor					
Cold water main	06/12/2012		06/12/2014		
Kitchen cabinets, sinks, faucets, & drop ceilings*	06/12/2012		06/12/2014		
Non-Dwelling Equipment	06/12/2012		06/12/2014		
Management Improvements	06/12/2012		06/12/2014		
Crest Manor					
Gas furnaces	06/12/2012		06/12/2014		
Hot water heaters*	06/12/2012		06/12/2014		
Interior doors*	06/12/2012		06/12/2014		
Siding	06/12/2012		06/12/2014		
Gas service	06/12/2012		06/12/2014		
Non-Dwelling Equipment	06/12/2012		06/12/2014		
Management Improvements	06/12/2012		06/12/2014		

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 III: Implementation Schedule for Capital Fund Financing Program				
PHA Name: Montgomery County Housing Authority				Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) Development Account No.	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹	
AMP PA012006009				
Golden Age Manor				
Telephone system	06/12/2012	06/12/2014		
Kitchen & bathroom copper drain lines, tub & shower drains*	06/12/2012	06/12/2014		
Non-Dwelling Equipment	06/12/2012	06/12/2014		
Management Improvements	06/12/2012	06/12/2014		
Marshall Lee Towers				
Sidewalks	06/12/2012	06/12/2014		
Telephone system	06/12/2012	06/12/2014		
Non-Dwelling Equipment	06/12/2012	06/12/2014		
Management Improvements	06/12/2012	06/12/2014		

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 III: Implementation Schedule for Capital Fund Financing Program				
PHA Name: Montgomery County Housing Authority				Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) Development Account No.	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
AMP PA0120070011				
Robert P. Smith Towers				
Fire alarm system	06/12/2012		06/12/2014	
Reasonable Accommodations	06/12/2012		06/12/2014	
Non-Dwelling Equipment	06/12/2012		06/12/2014	
Management Improvements	06/12/2012		06/12/2014	
Sidney Pollock House				
Solariums	06/12/2012		06/12/2014	
Non-Dwelling Equipment	06/12/2012		06/12/2014	
Management Improvements	06/12/2012		06/12/2014	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Montgomery County Housing Authority				Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date) Development Account No.		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
AMP PA01200999					
Cherry Court Office					
Roof, HVAC system, water service, plumbing, electric, etc.	06/12/2012		06/12/2014		
Replace windows	06/12/2012		06/12/2014		
Non-Dwelling Equipment	06/12/2012		06/12/2014		
Management Improvements	06/12/2012		06/12/2014		

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.

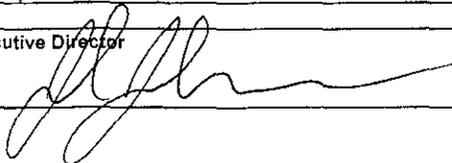
Part I: Summary						
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26S012501-09 Date of CFFP: _____		RHF Grant No:	FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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	\$0.00	\$0.00	\$0.00	\$0.00	
2	1408 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration (may not exceed 10% of line 21)	\$114,109.30	\$0.00	\$114,109.30	\$18,714.60	
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	\$10,000.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$3,283.70	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$884,900.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$118,800.00	\$0.00	\$0.00	\$0.00	
12	1470 Non-dwelling Structures	\$10,000.00	\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,141,093.00	\$0.00	\$114,109.30	\$18,714.60	
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	\$5,000.00	\$0.00	\$0.00	\$0.00	
23	Amount of Line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of Line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	\$1,005,983.70	\$0.00	\$0.00	\$0.00	

¹To be completed for the Performance and Evaluation Report.

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-09 Date of CFFP: _____		RHF Grant No: FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09				<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
Signature of Executive Director		Date		Signature of Public Housing Director	
		07/31/2009			

¹To be completed for the Performance and Evaluation Report.

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No:PA26S01250109 Replacement Housing Factor Grant No: CFFP (Yes/No):N				Federal FY 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	
PA012002003	REMOVE & REPLACE CHIMNEYS	1460	8	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING
BRIGHT HOPE	1400 S29 001							
ESTATES	INSTALL CHIMNEY CAPS*	1460	42	\$15,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 002							
	REPLACE KITCHEN&LAVATORY FAUCETS**	1460	202	\$80,800.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 003							
	REPLACE HOT AIR FURNACES**	1460	101	\$133,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 004							
	REPLACE GAS RANGES**	1465	77	\$46,200.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 005							
	REPLACE REFRIGERATORS**	1465	71	\$42,600.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 006							
	SUBTOTAL			\$327,600.00	\$0.00	\$0.00	\$0.00	
PA012002003	REPLACE STORM DOORS*	1460	27	\$93,600.00	\$0.00	\$0.00	\$0.00	PENDING
BRIGHT HOPE	1400 S29 007							
MANOR	REPLACE GAS RANGES**	1460	2 bldgs	\$46,200.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 008							
	REPLACE REFRIGERATORS**	1460	2,300 LF	\$42,600.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 009							
	SUBTOTAL			\$182,400.00	\$0.00	\$0.00	\$0.00	

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No:PA26S01250109 Replacement Housing Factor Grant No: CFFP (Yes/No):N				Federal FY 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	
PA012004005	REPLACE BOILERS** NORTH HILLS	1460	9	\$65,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 010							
MANOR	REPLACE DOMESTIC HOT WATER HEATERS**	1460	5	\$20,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 011							
	REPLACE REFRIGERATORS**	1465	50 units	\$30,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 012							
	WATERPROOF ADMINISTRATION BUILDING BASEMENT	1470	4500sf	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 013							
	SUBTOTAL			\$125,000.00	\$0.00	\$0.00	\$0.00	
PA012004005	INTERIOR LIGHTING** (KITCHENS, CREST MANOR HALLWAYS,BATHROOMS&HEATER RMS)	1460	40 units	\$45,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 014							
	UPGRADE BATHROOMS, SINKS**	1460	40 units	\$25,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 015							
	REMOVE EXISTING LIGHTING FROM POLES	1450	10	\$3,283.70	\$0.00	\$0.00	\$0.00	PENDING
	1400 S29 016							
	SUBTOTAL			\$73,283.70	\$0.00	\$0.00	\$0.00	

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No:PA26S01250109 Replacement Housing Factor Grant No: CFFP (Yes/No):N				Federal FY 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	
PA012006009 GOLDEN AGE MANOR	REPLACE LAVATORY SINKS & FAUCETS** 1400 S29 017	1460	85 units	\$65,000.00	\$0.00	\$0.00	\$0.00	PENDING
	REASONABLE ACCOMMODATIONS- LAVATORY SINKS 1400 S29 018	1460	8 units	\$2,500.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE SHOWER FAUCETS, 2' SQ AREA OF TUB SURROUND & SUPPLY LINES ** 1400 S29 019	1460	85 units	\$50,000.00	\$0.00	\$0.00	\$0.00	PENDING
	INSTALL BYPASS CIRCULATOR SYS ON BOILERS* 1400 S29 020	1460	1	\$6,000.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE KITCHEN LIGHTING** 1400 S29 021	1460	85 units	\$20,000.00	\$0.00	\$0.00	\$0.00	PENDING
	INSTALL A/C IN LAUNDRY ROOM** 1400 S29 022	1460	1	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$153,500.00	\$0.00	\$0.00	\$0.00	
PA012006009 MARSHALL W. LEE TOWERS	REPLACE BATHROOM SINKS&FAUCETS** 1400 S29 023	1460	80 units	\$57,000.00	\$0.00	\$0.00	\$0.00	PENDING
	REASONABLE ACCOMMODATIONS- LAVATORY SINKS 1400 S29 024	1460	8 units	\$2,500.00	\$0.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$59,500.00	\$0.00	\$0.00	\$0.00	

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Part II: Supporting Pages									
PHA Name:		Grant Type and Number Capital Fund Program Grant No:PA26S01250109 Replacement Housing Factor Grant No: CFFP (Yes/No):N					Federal FY 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		
PA120070011	UPGRADE BOILERS	1460	2	\$25,000.00	\$0.00	\$0.00	\$0.00	PENDING	
ROBERT P.	1400 S29 025								
SMITH	SUBTOTAL			\$25,000.00	\$0.00	\$0.00	\$0.00		
TOWERS									
PA120070011	REPLACE RANTES & RANGE HOODS **	1460	100 units	\$70,700.00	\$0.00	\$0.00	\$0.00	PENDING	
	1400 S29 026								
	SUBTOTAL			\$70,700.00	\$0.00	\$0.00	\$0.00		
HA-WIDE	SALARIES AND EMPLOYEE BENEFITS	1410	LS	\$114,109.30	\$0.00	\$114,109.30	\$18,714.60	IN PROCESS	
ADMINISTRATION	1400 S29 027								
	SUBTOTAL			\$114,109.30	\$0.00	\$114,109.30	\$18,714.60		
HA-WIDE	ARCHITECTS & ENGINEERS	1430	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING	
FEE & COSTS	1400 S29 028								
	SUBTOTAL			\$10,000.00	\$0.00	\$0.00	\$0.00		
	GRAND TOTAL			\$1,141,093.00	\$0.00	\$114,109.30	\$18,714.60		

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

²To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012002003					
BRIGHT HOPE					
ESTATES					
CHIMNEYS 1400 S29 001	03/17/10		03/17/12		PENDING
CHIMNEY CAPS* 1400 S29 002	03/17/10		03/17/12		PENDING
KITCHEN & LAV FAUCETS* 1400 S29 003	03/17/10		03/17/12		PENDING
HOT AIR FURNACES* 1400 S29 004	03/17/10		03/17/12		PENDING
GAS RANGES* 1400 S29 005	03/17/10		03/17/12		PENDING
REFRIGERATORS* 1400 S29 006	03/17/10		03/17/12		PENDING

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

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012002003					
BRIGHT HOPE MANOR					
STORM DOORS* 1400 S29 007	03/17/10		03/17/12		PENDING
GAS RANGES* 1400 S29 008	03/17/10		03/17/12		PENDING
REFRIGERATORS* 1400 S29 009	03/17/10		03/17/12		PENDING
PA012004005					
NORTH HILLS MANOR					
BOILERS* 1400 S29 010	03/17/10		03/17/12		PENDING
HOT WATER HEATERS* 1400 S29 011	03/17/10		03/17/12		PENDING

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

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012004005					
NORTH HILLS MANOR					
REFRIGERATORS* 1400 S29 012	03/17/10		03/17/12		PENDING
ADMIN BLDG 1400 S29 013	03/17/10		03/17/12		PENDING
PA012004005					
CREST MANOR					
INTERIOR LIGHTING* 1400 S29 014	03/17/10		03/17/12		PENDING
BATHROOMS, SINKS* 1400 S29 015	03/17/10		03/17/12		PENDING
POLE LIGHTING* 1400 S29 016	03/17/10		03/17/12		PENDING

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

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY				Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012006009					
GOLDEN AGE MANOR					
LAV SINKS&FAUCETS* 1400 S29 017	03/31/11		09/30/13		PENDING
REASONABLE ACCOMMODATIONS 1400 S29 018	03/31/11		09/30/13		PENDING
SHOWER FAUCTES, TUB SURROUNDS& SUPPLY LINES* 1400 S29 019	03/31/11		09/30/13		PENDING
BYPASS CIRCULATOR SYS ON BOILERS* 1400 S29 020	03/31/11		09/30/13		PENDING

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012006009					
GOLDEN AGE MANOR					
KITCHEN LIGHTING* 1400 S29 021	03/31/11		09/30/13		PENDING
A/C LAUNDRY RM* 1400 S29 022	03/31/11		09/30/13		PENDING
PA012006009					
MARSHALL LEE TOWERS					
BATHROOM SINKS & FAUCETS* 1400 S29 023	03/31/11		09/30/13		PENDING

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

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012006009					
MARSHALL LEE TOWERS					
REASONABLE ACCOMMODATIONS 1400 S29 024	03/31/11		09/30/13		PENDING
PA012007011					
ROBERT P. SMITH TOWERS					
BOILERS 1400 S29 025	03/31/11		09/30/13		PENDING

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

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA012007011					
SIDNEY POLLOCK					
HOUSE					
RANGES & RANGE HOODS 1400 S29 026	03/31/11		09/30/13		PENDING

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

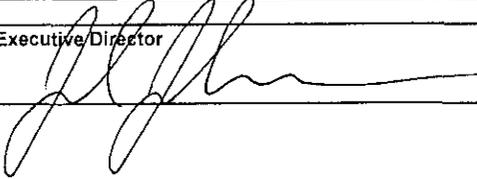
Part I: Summary						
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-08 Date of CFFP: _____		RHF Grant No:	FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <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	\$0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	\$177,782.60	\$0.00	\$177,782.60	\$177,782.60	
3	1408 Management Improvements	\$55,000.00	\$0.00	\$39,041.89	\$39,041.89	
4	1410 Administration (may not exceed 10% of line 21)	\$88,891.30	\$0.00	\$88,891.30	\$88,891.30	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$45,000.00	\$0.00	\$15,814.34	\$15,814.34	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$19,000.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$452,639.10	\$0.00	\$13,670.94	\$10,376.46	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Non-dwelling Structures	\$8,600.00	\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling Equipment	\$42,000.00	\$0.00	\$16,077.00	\$16,077.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$888,913.00	\$0.00	\$351,278.07	\$347,983.59	
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	\$15,000.00	\$0.00	\$0.00	\$0.00	
23	Amount of Line 20 Related to Security - Soft Costs	\$5,000.00	\$0.00	\$0.00	\$0.00	
24	Amount of Line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	\$61,500.00	\$0.00	\$0.00	\$0.00	

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Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-08 Date of CFFP: _____		RHF Grant No: FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<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
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		07/31/2009			

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No				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	
PA-26-P012-002	REPLACE WATER HEATERS*	1460	18	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING
BRIGHT HOPE	1400 128 001							
ESTATES	UPGRADE HEAT DUCTS	1460	2 bldgs	\$4,500.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 002							
	REPLACE RAIN GUTTERS/DOWNSPOUTS/ INSTALL GUTTER GUARDS	1460	2,500 LF	\$15,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 003							
	SUBTOTAL			\$29,500.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-003	REPLACE HOT AIR HEATERS*	1460	27	\$13,900.00	\$0.00	\$0.00	\$0.00	PENDING
BRIGHT HOPE	1400 128 004							
MANOR	UPGRADE HEAT DUCTS	1460	2 bldgs	\$4,500.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 005							
	REPLACE RAIN GUTTERS/DOWNSPOUTS/ INSTALL GUTTER GUARDS	1460	2,300 LF	\$13,600.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 006							
	SEAL COAT & RELINE PARKING LOT	1450	4,000 sf	\$4,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 007							
	REPLACE OFFICE CARPETING	1470	900 sf	\$3,600.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 008							
	SUBTOTAL			\$39,600.00	\$0.00	\$0.00	\$0.00	

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No				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	
PA-26-P012-004	REPLACE KITCHEN CABINETS, SINKS, NORTH HILLS MANOR	1460	5	\$25,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 009							
	SUBTOTAL			\$25,000.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-005	INSTALL CLEANOUTS FOR SEWER LINE CREST MANOR	1460	1 bldg	\$2,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 010							
	SEAL COAT & RELINE DRIVEWAYS MANOR	1450	20	\$10,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 011							
	SUBTOTAL			\$12,000.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-006	REPLACE ROOF VENTILATOR CAPS * GOLDEN AGE MANOR	1460	6	\$1,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 012							
	REPLACE CLOSET DOORS * MANOR	1460	8	\$4,000.00	\$0.00	\$4,000.00	\$705.52	IN PROCESS
	1400 128 013							
	COAT ROOF * MANOR	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 014							
	SUBTOTAL			\$10,000.00	\$0.00	\$4,000.00	\$705.52	

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No				Federal FY 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	
PA-26-P012-007	COAT ROOF *	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
ROBERT P.	1400 128 015							
SMITH	UPGRADE HEATERS & CONTROLS	1460	4	\$15,000.00	\$0.00	\$0.00	\$0.00	PENDING
TOWERS	1400 128 016							
	SUBTOTAL			\$20,000.00	\$0.00	\$0.00	\$0.00	
PA-26-P012-009	REPLACE FIRE ALARM SYSTEM,	1460	1 bldg	\$200,000.00	\$0.00	\$4,964.07	\$4,964.07	IN PROCESS
MARSHALL W.	CONTROL PANEL, INITIATION,							
LEE TOWERS	NOTIFICATION AND CALL DEVICES							
	1400 128 017							
	COAT ROOF *	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 018							
	REPLACE BOILERS	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 019							
	UPGRADE ELEVATORS	1460	2	\$8,000.00	\$0.00	\$0.00	\$0.00	PENDING
	1400 128 020							
	SUBTOTAL			\$218,000.00	\$0.00	\$4,964.07	\$4,964.07	

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Part II: Supporting Pages								
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No				Federal FY 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	
PA-26-P012-011 SIDNEY	UPGRADE ELEVATORS 1400 128 022	1460	2	\$8,000.00	\$0.00	\$0.00	\$0.00	PENDING
POLLOCK HOUSE	RESURFACE & LINE PARKING LOT 1400 128 023	1460	7,000 sf	\$9,000.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE REFRIGERATORS IN HANDICAP UNITS * 1400 128 024	1460	6	\$3,600.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE TUB & SHOWER FAUCETS * 1400 128 025	1460	15	\$3,750.00	\$0.00	\$0.00	\$0.00	PENDING
	COAT ROOF * 1400 128 026	1460	1 bldg	\$4,289.10	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE CLOSET DOORS * 1400 128 027	1460	5	\$2,500.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE STOVES & RANGE HOODS * 1400 128 028	1460	10	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	REPLACE HOT & COLD RISERS 1400 128 029	1460	1 bldg	\$27,000.00	\$0.00	\$538.87	\$538.87	IN PROCESS
	COMMAND CENTER UPGRADE FOR FIRE ALARM SYSTEM 1400 128 030	1460	1 bldg	\$11,000.00	\$0.00	\$3,918.00	\$3,918.00	IN PROCESS

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No				Federal FY 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	
PA-26-P012-011	EXTERIOR REHABILITATION	1460	1bldg	\$42,000.00	\$0.00	\$250.00	\$250.00	IN PROCESS
SIDNEY	1400 128 031							
POLLOCK	SUBTOTAL			\$116,139.10	\$0.00	\$4,706.87	\$4,706.87	
HOUSE								
HA WIDE								
NON-DWELLING								
STRUCTURES								
CHERRY	SEAL COAT & RELINE PARKING LOT	1450	5,000 sf	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
COURT	1400 128 032							
PARKING LOT	REPAIR CHIMNEY EXTERIOR &	1470	286 sf	\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	WATERPROOF							
	1400 128 033							
	SUBTOTAL			\$10,000.00	\$0.00	\$0.00	\$0.00	
HA-WIDE	OPERATIONS (Limited to AMP uses):	1406		\$177,782.60	\$0.00	\$177,782.60	\$177,782.60	COMPLETED
	OFFSET MATERIAL AND CONTRACT							
	COSTS UNDER ORDINARY							
	MAINTENANCE AND OPERATIONS							
	1400 128 034							

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Part II: Supporting Pages								
PHA Name:		Grant Type and Number					Federal FY of Grant:	
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No					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	
HA-WIDE	REASONABLE ACCOMMODATIONS: VARIOUS MODIFICATIONS AS NEEDED FOR REASONABLE ACCOMMODATIONS 1400 128 035	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
HA-WIDE	MANAGEMENT IMPROVEMENTS(Limited to AMP uses): PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 128 036	1408		\$50,000.00	\$0.00	\$39,041.89	\$39,041.89	IN PROCESS
HA-WIDE	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 128 037	1408		\$5,000.00	\$0.00	\$0.00	\$0.00	PENDING
	SUBTOTAL			\$55,000.00	\$0.00	\$39,041.89	\$39,041.89	

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Part II: Supporting Pages									
PHA Name:		Grant Type and Number					Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-08 Replacement Housing Factor Grant No: CFFP (Yes/No): No					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		
HA-WIDE	ADMINISTRATION:								
	SALARIES, EMPLOYEE BENEFITS,	1410		\$88,891.30	\$0.00	\$88,891.30	\$88,891.30	COMPLETED	
	ENVIRONMENTAL REVIEWS								
	1400 128 038								
HA-WIDE	FEES & COSTS:								
	ARCHITECT & ENGINEERING FEES	1430		\$45,000.00	\$0.00	\$15,814.34	\$15,814.34	IN PROCESS	
	1400 128 039								
HA-WIDE	NON-DWELLING EQUIPMENT(Only to support AMPSs): COMPUTER & STAFF OFFICE EQUIPMENT TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHAS SCORES, INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC,								
	PERSONAL COMPUTERS	1475	35	\$40,000.00	\$0.00	\$16,077.00	\$16,077.00	IN PROCESS	
	1400 128 040								
	PRINTERS	1475	2	\$2,000.00	\$0.00	\$0.00	\$0.00	PENDING	
	1400 128 041								
	SUBTOTAL			\$42,000.00	\$0.00	\$16,077.00	\$16,077.00		
	GRAND TOTAL			\$888,913.00	\$0.00	\$351,278.07	\$347,983.59		

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²To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-002					
WATER HEATERS 1400 128 001	03/31/11		09/30/13		PENDING
HEAT DUCTS 1400 128 002	03/31/11		09/30/13		PENDING
RAIN GUTTERS, DOWNSPOUTS, GUTTER GUARDS 1400 128 003	03/31/11		09/30/13		PENDING
PA-26-P012-003					
HOT AIR HEATERS 1400 128 004	03/31/11		09/30/13		PENDING
HEAT DUCTS 1400 128 005	03/31/11		09/30/13		PENDING

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 III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-003					
RAIN GUTTERS, DOWNSPOUTS, GUTTER GUARDS 1400 128 006	03/31/11		09/30/13		PENDING
PARKING LOT 1400 128 007	03/31/11		09/30/13		PENDING
OFFICE CARPETING 1400 128 008	03/31/11		09/30/13		PENDING

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-004					
KITCHEN	03/31/11		09/30/13		PENDING
CABINETS, SINKS, FAUCETS & DROP CEILINGS					
1400 128 009					
PA-26-P012-005					
CLEANOUTS	03/31/11		09/30/13		PENDING
SEWER LINES					
1400 128 010					
COAT DRIVEWAYS	03/31/11		09/30/13		PENDING
1400 128 011					

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-006					
ROOF VENTILATOR CAP 1400 128 012	03/31/11		09/30/13		PENDING
CLOSET DOORS 1400 128 013	03/31/11		09/30/13		IN PROCESS
COAT ROOF 1400 128 014	03/31/11		09/30/13		PENDING
PA-26-P012-007					
COAT ROOF 1400 128 015	03/31/11		09/30/13		PENDING
HEATERS & CONTROLS 1400 128 016	03/31/11		09/30/13		PENDING

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-009					
FIRE ALARM 1400 128 017	03/31/11		09/30/13		IN PROCESS
COAT ROOF 1400 128 018	03/31/11		09/30/13		PENDING
BOILERS 1400 128 019	03/31/11		09/30/13		PENDING
ELEVATORS 1400 128 020	03/31/11		09/30/13		PENDING
PA-26-P012-0011					
ELEVATORS 1400 128 022	03/31/11		09/30/13		PENDING
PARKING LOT 1400 128 023	03/31/11		09/30/13		PENDING

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-0011					
REFRIGERATORS 1400 128 024	03/31/11		09/30/13		PENDING
TUB & SHOWER FAUCETS 1400 128 025	03/31/11		09/30/13		PENDING
COAT ROOF 1400 128 026	03/31/11		09/30/13		PENDING
CLOSET DOORS 1400 128 027	03/31/11		09/30/13		PENDING
STOVE & RANGE HOODS 1400 128 028	03/31/11		09/30/13		PENDING
HOT & COLD RISERS 1400 128 029	03/31/11		09/30/13		IN PROCESS

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 III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-0011					
FIRE COMMAND CTR 1400 128 030	03/31/11		09/30/13		IN PROCESS
EXTERIOR REHAB 1400 128 031	03/31/11		09/30/13		IN PROCESS
CHERRY COURT					
PARKING LOT 1400 128 032	03/31/11		09/30/13		PENDING
REPAIR CHIMNEY 1400 128 033	03/31/11		09/30/13		PENDING

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.

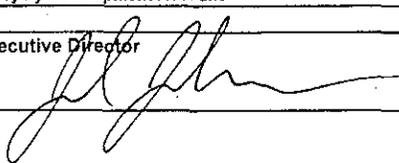
Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250108 Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 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	\$12,565.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization of 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)	\$12,565.00	\$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				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250108 Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<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
Signature of Executive Director 		Date 07/31/2009		Signature of Public Housing Director Date	

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³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and 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: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-07 Date of CFFP: _____		RHF Grant No:	FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$168,439.40	\$168,439.40	\$168,439.40	\$168,439.40
3	1408 Management Improvements	\$55,000.00	\$83,439.62	\$83,439.62	\$80,021.45
4	1410 Administration (may not exceed 10% of line 21)	\$84,219.70	\$84,219.70	\$84,219.70	\$84,219.70
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	\$45,000.00	\$35,384.93	\$35,384.93	\$32,824.73
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$14,500.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$417,738.10	\$441,768.35	\$441,768.35	\$316,786.36
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$33,299.80	\$27,888.00	\$27,888.00	\$27,888.00
13	1475 Non-dwelling Equipment	\$24,000.00	\$1,057.00	\$1,057.00	\$1,057.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$842,197.00	\$842,197.00	\$842,197.00	\$711,236.64
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	\$5,000.00	\$5,000.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security - Soft Costs	\$10,000.00	\$10,000.00	\$2,571.11	\$2,571.11
24	Amount of Line 20 Related to Security - Hard Costs	\$41,000.00	\$41,000.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$322,913.80	\$316,164.00	\$156,765.18	\$148,349.18

¹To be completed for the Performance and Evaluation Report.

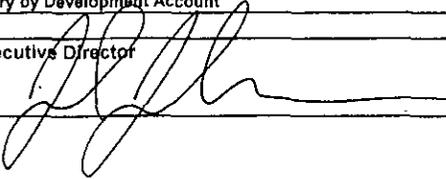
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and 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: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P012501-07 Date of CFFP: _____		RHF Grant No: FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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
Signature of Executive Director 		Date 07/31/2009	Signature of Public Housing Director Date	

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

Part II: Supporting Pages								
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):				Federal FY 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	
PA-26-P012-002 BRIGHT HOPE	REPLACE EXTERIOR HOSE BIBS * 1400 127 002	1460	20	\$7,000.00	\$15,000.00	\$15,000.00	\$2,623.00	IN PROCESS
ESTATES	REPLACE SMOKE DETECTORS 1400 127 002A	1460		\$17,000.00	\$13,958.27	\$13,958.27	\$13,958.27	CF2007/YR 2010 COMPLETED
	SUBTOTAL			\$24,000.00	\$28,958.27	\$28,958.27	\$16,581.27	
PA-26-P012-003 BRIGHT HOPE	REPLACE EXTERIOR HOSE BIBS * 1400 127 003	1460	20	\$5,000.00	\$10,600.00	\$10,600.00	\$2,061.00	IN PROCESS
MANOR	REPLACE BATHROOM&KITCHEN FAUCE 1400 127 005	1460	100 faucets	\$15,000.00	\$18,700.00	\$18,700.00	\$10,531.17	IN PROCESS
	REPLACE SMOKE DETECTORS 1400 127 005A	1460		\$7,000.00	\$6,404.84	\$6,404.84	\$6,404.84	CF2007/YR 2009 COMPLETED
	SUBTOTAL			\$27,000.00	\$35,704.84	\$35,704.84	\$18,997.01	

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):				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	
PA-26-P012-004 NORTH HILLS	TOPCOAT & RELINE BASKETBALL CRT 1400 127 007	1450	5,000 sf	\$9,500.00	\$0.00	\$0.00	\$0.00	Transfer to CF2007 OIG
MANOR	REMOVE ADMIN BLDG CHIMNEY 1400 127 008	1470	1 bldg	\$2,549.80	\$9,775.00	\$9,775.00	\$9,775.00	COMPLETED
	REPLACE GAS RANGES & INSTALL RECEPTACLES * 1400 127 009	1460	25	\$16,500.00	\$29,500.00	\$29,500.00	\$5,463.90	IN PROCESS
	REPLACE KITCHEN FAUCETS * 1400 127 010	1460	25	\$3,750.00	\$11,500.00	\$11,500.00	\$413.40	IN PROCESS
	INSTALL VANITIES, TOPS & FAUCETS * 1400 127 011	1460	25	\$20,000.00	\$16,500.00	\$16,500.00	\$499.27	IN PROCESS
	REPLACE SMOKE DETECTORS 1400 127 011A	1460		\$5,000.00	\$18,553.81	\$18,553.81	\$18,553.81	CF2007/YR 2011 COMPLETED
	REPLACE KITCHEN CABINETS 1400 127 011B	1460	25	\$0.00	\$25,824.08	\$25,824.08	\$15,824.08	IN PROCESS
	SUBTOTAL			\$57,299.80	\$111,652.89	\$111,652.89	\$50,529.46	

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):				Federal FY 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	
PA-26-P012-005	REPLACE EXTERIOR DOORS ON CREST MANOR	1470	7	\$11,000.00	\$9,173.00	\$9,173.00	\$9,173.00	COMPLETED
	1400 127 012							
	REPLACE SMOKE DETECTORS	1460		\$4,000.00	\$8,828.02	\$8,828.02	\$8,828.02	CF2007/YR 2011 COMPLETED
	1400 127 012A							
	SUBTOTAL			\$15,000.00	\$18,001.02	\$18,001.02	\$18,001.02	
PA-26-P012-006	REPLACE TRANSFORMER GOLDEN AGE MANOR	1460	1	\$8,687.00	\$0.00	\$0.00	\$0.00	CF2009/YR 2013
	1400 127 013							
	EXTERIOR WATERPROOFING (clean, pressure wash, repair leaks, patch repair roof, correct masonry conditions, re-point, remove and replace sealants, and waterproof	1460	1 bldg	\$148,000.00	\$147,359.26	\$147,359.26	\$147,359.26	COMPLETED
	1400 127 014							
	SUBTOTAL			\$156,687.00	\$147,359.26	\$147,359.26	\$147,359.26	

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):				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	
PA-26-P012-007 ROBERT P.	REPLACE INTERIOR ENTRANCE LIGHTS* 1400 127 015	1460	80	\$5,000.00	\$5,737.09	\$5,737.09	\$5,737.09	COMPLETED
SMITH TOWERS	INSTALL HALLWAY LIGHT FIXTURES* 1400 127 016	1460	100	\$10,000.00	\$18,186.78	\$18,186.78	\$17,686.78	IN PROCESS
	REPLACE UNIT ENTRY LOCKS 1400 127 017	1460	80	\$5,000.00	\$19,400.00	\$19,400.00	\$14,700.34	IN PROCESS
	REPLACE LAVATORY FAUCET * 1400 127 018	1460	80	\$12,000.00	\$18,456.08	\$18,456.08	\$18,456.08	COMPLETED
	DOOR SPRING HINGES 1400 127 018B	1460		\$7,200.00	\$0.00	\$0.00	\$0.00	CF2007/YR 2011
	SUBTOTAL			\$39,200.00	\$61,779.95	\$61,779.95	\$56,580.29	
PA-26-P012-009 MARSHALL W.	REPLACE HALLWAY LIGHT FIXTURES* 1400 127 019	1460	50	\$5,000.00	\$1,688.76	\$1,688.76	\$1,688.76	COMPLETED
LEE TOWERS	REPLACE UNIT ENTRY LOCKS 1400 127 020	1460	80	\$5,000.00	\$0.00	\$0.00	\$0.00	COMPLETE thru CDBG
	EXTERIOR REHABILITATION (clean, pressure wash, correct masonry surfaces, remove & replace deteriorating mortar, repoint, patch and coat concrete walls, remove & replace caulk, patch repair roof, waterproof exterior) 1400 127 021	1460	1 bldg	\$30,000.00	\$7,584.50	\$7,584.50	\$7,584.50	COMPLETED
	SUBTOTAL			\$40,000.00	\$9,273.26	\$9,273.26	\$9,273.26	

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number					Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):					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		
PA-26-P012-011	REPLACE KITCHEN CABINETS * 1400 127 022	1460	100 units	\$42,374.10	\$11,850.00	\$11,850.00	\$2,063.93	IN PROCESS	
SIDNEY									
POLLOCK	EXTERIOR WATERPROOFING (clean, pressure wash, repair leaks, patch repair roof, correct masonry conditions, re-point, remove and replace sealants, and waterproof 1400 127 023	1460	1 bldg	\$34,227.00	\$10,006.90	\$10,006.90	\$10,006.90	COMPLETED	
HOUSE									
	SUBTOTAL			\$76,601.10	\$21,856.90	\$21,856.90	\$12,070.83		
HA WIDE									
NON-DWELLING									
STRUCTURES									
CHERRY	REPAIR ELECTRIC, IMPROVE HVAC SYSTEM AND UPGRADE SECURITY 1400 127 024	1470	1bldg	\$19,750.00	\$8,940.00	\$8,940.00	\$8,940.00	COMPLETED	
COURT									
453-455	SEAL & RELINE PARKING LOT 1400 127 025	1450	9,000sf	\$5,000.00	\$0.00	\$0.00	\$0.00	DELETE	
HIGH STREET									
PARKING LOT									
	SUBTOTAL			\$24,750.00	\$8,940.00	\$8,940.00	\$8,940.00		

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²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number					Federal FY of Grant:	
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):					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	
HA-WIDE	MANAGEMENT IMPROVEMENTS:							
	PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 127 027	1408		\$45,000.00	\$73,439.62	\$73,439.62	\$73,439.62	COMPLETED
	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 127 028	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$6,581.83	IN PROCESS
	SUBTOTAL			\$55,000.00	\$83,439.62	\$83,439.62	\$80,021.45	
HA-WIDE	ADMINISTRATION:							
	SALARIES, EMPLOYEE BENEFITS, ENVIRONMENTAL REVIEWS 1400 127 029	1410		\$84,219.70	\$84,219.70	\$84,219.70	\$84,219.70	COMPLETED

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

Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA26P012501-07 Replacement Housing Factor Grant No: CFFP (Yes/No):				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	
HA-WIDE	FEES & COSTS:							
	ARCHITECT & ENGINEERING FEES	1430		\$45,000.00	\$35,384.93	\$35,384.93	\$32,824.73	IN PROCESS
	1400 127 030							
HA-WIDE	NON-DWELLING EQUIPMENT:							
	COMPUTER & STAFF OFFICE							
	EQUIPMENT: TO IMPROVE OVERALL							
	OPERATIONS, MAINTAIN HIGH							
	PHMAP SCORES, INCREASE RENT							
	COLLECTIONS, INCREASE UNIT							
	TURNAROUND, HELP PRESERVE							
	REHABILITATED UNITS & SITES, ETC.							
	PERSONAL COMPUTERS	1475	4	\$8,000.00	\$1,057.00	\$1,057.00	\$1,057.00	COMPLETED
	1400 127 031							
	PRINTERS	1475	6	\$8,000.00	\$0.00	\$0.00	\$0.00	DELETE
	1400 127 032							
	STAFF OFFICE EQUIP:TYPEWRITERS,	1475	L.S.	\$8,000.00	\$0.00	\$0.00	\$0.00	DELETE
	FAX, COPIER, ETC.							
	1400 127 033							
	SUBTOTAL			\$24,000.00	\$1,057.00	\$1,057.00	\$1,057.00	
	GRAND TOTAL			\$842,197.00	\$842,197.00	\$842,197.00	\$711,236.64	

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

²To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-002					
EXTERIOR HOSE	03/31/09	03/31/09	09/30/11		
BIBS					
1400 127 002					
SMOKE DETECTORS	03/31/09	4/30/09	09/30/11	10/31/08	
1400 127 002A					
PA-26-P012-003					
EXTERIOR HOSE BIBS	03/31/09	03/31/09	09/30/11		
1400 127 003					
BATH & KITCHEN	03/31/09	03/31/09	09/30/11		
FAUCETS					
1400 127 005					
SMOKE DETECTORS	03/31/09	4/30/08	03/30/11	10/31/08	
1400 127 005A					

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 III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-004					
BASKETBALL COURT 1400 127 007	03/31/09		09/30/11		Transfer to CF 2007 OIG
ADMIN BLDG CHIMNEY 1400 127 008	03/31/09	12/31/08	09/30/11	12/31/08	
GAS RANGES & RECEPTACLES 1400 127 009	03/31/09	03/31/09	09/30/11		
KITCHEN FAUCETS 1400 127 010	03/31/09	03/31/09	09/30/11		
VANITIES, TOPS & FAUCETS 1400 127 011	03/31/09	03/31/09	09/30/11		
SMOKE DETECTORS 1400 127 011A	03/31/09	7/31/08	09/30/11	4/30/09	

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-005					
EXTERIOR DOOR	03/31/09	1/31/09	09/30/11	1/31/09	
OFFICE BLDG 1400 127 012					
SMOKE DETECTORS	03/31/09	7/31/08	09/30/11	10/31/08	
1400 127 012A					
PA-26-P012-006					
TRANSFORMER	03/31/09		09/30/11		Transfer to CF 2013
1400 127 013					
WATERPROOF, CAULK,GROUT, & REPLACE SILLS/ LINTELS	03/31/09	3/31/08	09/30/11	12/31/08	
1400 127 014					

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-007					
INTERIOR ENTRANCE LIGHTS 1400 127 015	03/31/09	03/31/09	09/30/11	6/30/09	
HALLWAY LIGHT FIXTURES 1400 127 016	03/31/09	2/28/09	09/30/11		
UNIT ENTRY LOCKS 1400 127 017	03/31/09	03/31/09	09/30/11		
LAVATORY FAUCETS 1400 127 018	03/31/09	1/31/09	09/30/11	4/30/09	
DOOR SPRING HINGES 1400 127 018B	03/31/09		09/30/11		Transfer to CF 2011

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Part III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-26-P012-009					
HALLWAY LIGHT FIXTURES 1400 127 019	03/31/09	4/30/08	09/30/11	10/31/08	
UNIT ENTRY LOCKS 1400 127 020	03/31/09		09/30/11		Completed thru CDBG
EXTERIOR REHAB 1400 127 021	03/31/09	12/31/08	09/30/11	12/31/08	
PA-26-P012-0011					
KITCHEN CABINETS 1400 127 022	03/31/09	03/31/09	09/30/11		
WATERPROOF, CAULK, GROUT & REPLACE SILLS LINTELS 1400 127 023	03/31/09	03/31/08	09/30/11	4/30/09	

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 III: Implementation Schedule					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CHERRY COURT					
ELECTRIC, HVAC	03/31/09	1/31/09	09/30/11	1/31/09	
SECURITY					
1400 127 024					
453-455 HIGH ST					
SEAL & RELINE	03/31/09		09/30/11		Deleted
PARKING LOT					
1400 127 025					

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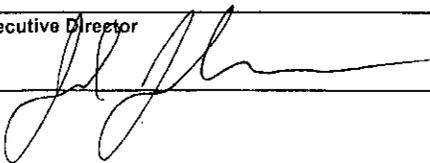
Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250107 Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 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	\$11,909.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization of 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)	\$11,909.00	\$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				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250107 Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		07/31/2009			

¹To be completed for the Performance and Evaluation Report.

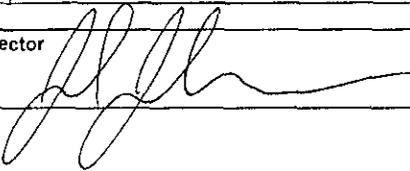
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⁴RHF funds shall be included here.

Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250106 Date of CFFP: _____		FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 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	\$12,557.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization of 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)	\$12,557.00	\$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				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

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

Part I: Summary					
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R01250106 Date of CFFP: _____		FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<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
Signature of Executive Director 		Date 07/31/2009		Signature of Public Housing Director Date	

¹To be completed for the Performance and Evaluation Report.

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

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

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 Montgomery County Housing Authority		Locality (City/County & State) Norristown/Montgomery, Pennsylvania			<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>
002003	Bright Hope Estates	Annual Statement	\$40,000.00	\$26,000.00	\$99,000.00	\$12,559.00
002003	Bright Hope Manor		\$15,500.00	\$10,000.00	\$101,000.00	\$54,610.00
004005	North Hills Manor		\$80,000.00	\$91,927.10	\$20,000.00	\$82,050.00
004005	Crest Manor		\$86,800.00	\$90,700.00	\$0.00	\$14,000.00
006009	Golden Age Manor		\$60,000.00	\$45,000.00	\$51,687.00	\$50,744.00
006009	Marshall Lee Towers		\$105,954.10	\$12,000.00	\$48,000.00	\$5,000.00
0070011	Robert P. Smith Towers		\$75,000.00	\$59,800.00	\$52,166.00	\$115,994.10
0070011	Sidney Pollock House		\$20,000.00	\$78,500.00	\$62,374.10	\$148,270.00
B.	Physical Improvements Subtotal		\$483,254.10	\$413,927.10	\$434,227.10	\$483,227.10
C.	Management Improvements		\$88,800.00	\$88,800.00	\$88,800.00	\$88,800.00
D.	Non-dwelling Structures and Equipment		\$36,547.00	\$105,874.00	\$82,574.00	\$36,574.00
E.	Administration		\$92,657.30	\$92,657.30	\$92,657.30	\$92,657.30
F.	Other		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
G.	Operations		\$185,314.60	\$185,314.60	\$185,314.60	\$185,314.60
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$926,573.00	\$926,573.00	\$926,573.00	\$926,573.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</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	PA012002003 BRIGHT HOPE ESTATES			PA012002003 BRIGHT HOPE ESTATES		
Annual Statement	Clean exterior of buildings	11	\$10,000.00	Repair concrete porch pads	2 bldgs.	\$12,000.00
	Replace gas lines	120 LF	\$30,000.00	Replace exterior light fixtures*	30 fixtures	\$14,000.00
		Subtotal	\$40,000.00		Subtotal	\$26,000.00
	PA012002003 BRIGHT HOPE MANOR			PA012002003 BRIGHT HOPE MANOR		
	Seal coat macadam trash areas	78 units	\$15,500.00	Repair concrete porch pads	3 bldgs.	\$10,000.00
		Subtotal	\$15,500.00		Subtotal	\$10,000.00
	PA012004005 NORTH HILLS MANOR			PA012004005 NORTH HILLS MANOR		
	Replace heating & domestic hot water heater lines	1,800 LF	\$50,000.00	Install bathroom exhaust fans*	18	\$9,000.00
	Replace gas shutoff on existing gas main	2	\$10,000.00	Topcoat, seal & reline existing parking areas	400 SF	\$5,854.10
	Replace windows	25	\$10,000.00	Install front & rear frost proof faucets*	9	\$5,000.00
	Replace kitchen cabinets, sinks, faucets, & drop ceilings in 2 kitchens*	2	\$10,000.00	Exterior rehabilitation & waterproofing	1 bldg. 6,400 SF	\$10,300.00
		Subtotal	\$80,000.00	Replace electrical services, lines, & all associated equipment	7 units	\$31,400.00
				Replace doors & stucco Administration Building	1 bldg.	\$20,373.00
				Replace kitchen cabinets, sinks, faucets, & drop ceilings in 2 kitchens*	2	\$10,000.00
				Subtotal	Subtotal	\$91,927.10
	Subtotal of Estimated Cost		\$135,500.00	Subtotal of Estimated Cost		\$127,927.10

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</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	PA012006009 MARSHALL LEE TOWERS			PA012006009 MARSHALL LEE TOWERS		
Annual	Replace first floor tile & cove base*	1,600 SF 750 LF	\$10,000.00	Replace refrigerators*	20 units	\$12,000.00
Statement	Replace retaining wall & drainage	500 SF	\$40,000.00		Subtotal	\$12,000.00
	Install air conditioning, intake and exhaust ventilation in corridors	1 bldg.	\$10,000.00			
	Replace riser ball valves*	50	\$18,000.00			
	Renovate compactor	1	\$5,000.00			
	Remodel bathrooms*	20	\$22,954.10			
		Subtotal	\$105,954.10			
	PA0120070011 ROBERT P. SMITH TOWERS			PA0120070011 ROBERT P. SMITH TOWERS		
	Replace exterior side entrance doors	2	\$10,000.00	Replace medicine cabinets*	20 units	\$5,800.00
	Replace ground floor windows to operable	4	\$20,000.00	Replace bathroom light fixtures*	80 units	\$13,000.00
	Remodel bathrooms*	2	\$40,000.00	Replace boilers, controls, install return piping system & thermostats	1 bldg	\$41,000.00
	Install shower faucets & toilets (reasonable accommodations)*	3 units	\$5,000.00		Subtotal	\$59,800.00
		Subtotal	\$75,000.00			
		Subtotal of Estimated Cost	\$180,954.10		Subtotal of Estimated Cost	\$71,800.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NON-DWELLING STRUCTURES		NON-DWELLING STRUCTURES	
Annual	PA012006009999 CHERRY COURT OFFICE		PA012006009999 CHERRY COURT OFFICE	
Statement	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$10,000.00	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$10,000.00
	Subtotal	\$10,000.00	Replace office carpeting	\$10,000.00
			Replace front entrance doors, replace and paint wood trim	\$24,000.00
			Excavate existing planter, repair slab and walls, waterproof, and correct water infiltration in basement	\$18,000.00
			Install fencing at parking area	\$17,300.00
			Subtotal	\$79,300.00
	PHA-WIDE NON-DWELLING EQUIPMENT		PHA-WIDE NON-DWELLING EQUIPMENT	
	Computer and staff office equipment including personal computers, printers, typewriters, faxes, copiers, etc.	\$26,574.00	Computer and staff office equipment including personal computers, printers, typewriters, faxes, copiers, etc.	\$26,574.00
	Subtotal	\$26,574.00	Subtotal	\$26,574.00
	PHA-WIDE FEES & COSTS		PHA-WIDE FEES & COSTS	
	A/E Services	\$40,000.00	A/E Services	\$40,000.00
	Subtotal	\$40,000.00	Subtotal	\$40,000.00
	Subtotal of Estimated Cost	\$76,574.00	Subtotal of Estimated Cost	\$145,874.00

Capital Fund Program—Five-Year Action Plan

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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	PA012002003 BRIGHT HOPE ESTATES			PA012002003 BRIGHT HOPE ESTATES		
Annual	Replace exterior doors	202	\$24,000.00	Replace range hoods*	25 units	\$7,625.00
Statement	Replace or repair underground utilities (water/sewer)	LS	\$75,000.00	Replace exterior light fixtures*	2	\$4,934.00
		Subtotal	\$99,000.00		Subtotal	\$12,559.00
	PA012002003 BRIGHT HOPE MANOR			PA012002003 BRIGHT HOPE MANOR		
	Replace soffits under porch roofs	113	\$26,000.00	Replace range hoods *	2 units	\$610.00
	Replace or repair underground utilities (gas)	240 LF	\$75,000.00	Replace water heaters*	16 units	\$31,000.00
		Subtotal	\$101,000.00	Replace hot air heaters*	7	\$23,000.00
				Subtotal		\$54,610.00
	PA012004005 NORTH HILLS MANOR			PA012004005 NORTH HILLS MANOR		
	Replace & relocate boiler in Admin. Bldg.	1	\$10,000.00	Replace office roof, gutters & downspouts, and install gutter guards	1 Bldg.	\$11,500.00
	Replace kitchen cabinets, sinks, faucets, & drop ceilings in 2 kitchens*	2	\$10,000.00	Replace kitchen cabinets, sinks, faucets, & drop ceilings in 2 kitchens*	2	\$10,000.00
		Subtotal	\$20,000.00	Replace storm doors	50	\$36,500.00
				Install drop ceilings in all kitchens and first floor bedrooms	2	\$2,050.00
				Replace capping & siding	7 bldgs.	\$22,000.00
				Subtotal		\$82,050.00
	Subtotal of Estimated Cost		\$220,000.00	Subtotal of Estimated Cost		\$149,219.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</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	PA012004005 CREST MANOR			PA012004005 CREST MANOR		
Annual Statement	N/A	N/A	\$0.00	Replace storm doors	5 doors	\$4,000.00
		Subtotal	\$0.00	Install cleanouts for sewer lines	5 bldgs.	\$10,000.00
					Subtotal	\$14,000.00
	PA012006009 GOLDEN AGE MANOR			PA012006009 GOLDEN AGE MANOR		
	Replace transformer	1	\$8,687.00	Install new master key system*	1 bldg.	\$30,000.00
	Physical improvements to roofing system	1 bldg.	\$30,000.00	Replace refrigerators*	22 units	\$13,744.00
	Seal & re-line parking lot	11,866 SF	\$3,000.00	Replace office telephone system	1	\$3,000.00
	Install sidewalk	250 SF	\$10,000.00	Replace closet doors*	8	4,000.00
		Subtotal	\$51,687.00		Subtotal	\$50,744.00
	PA012006009 MARSHALL LEE TOWERS			PA012006009 MARSHALL LEE TOWERS		
	Physical improvements to roofing system	1 bldg.	\$40,000.00	Replace Boilers	1	\$5,000.00
	Seal & re-line parking lot	7,514 SF	\$3,000.00		Subtotal	\$5,000.00
	Install toilets in HC units (reasonable accommodations)*	5 units	\$5,000.00			
		Subtotal	\$48,000.00			
	Subtotal of Estimated Cost		\$99,687.00	Subtotal of Estimated Cost		\$59,744.00

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	PA0120070011 SIDNEY POLLOCK HOUSE			PA0120070011 SIDNEY POLLOCK HOUSE		
	Replace kitchen cabinets, counter tops, and formica back splash*	9	\$42,374.10	Replace exterior double and fire stair doors	9	\$9,000.00
	Physical Improvements to roofing systems	1 bldg.	\$20,000.00	Replace boilers, controls, water heaters, and heating units in hallways, fire towers, and lobby bathrooms	1 bldg. 7 boilers	\$33,000.00
		Subtotal	\$62,374.10	Replace shower faucets*	12 units	\$12,850.00
				Replace medicine cabinets*	25 units	\$7,300.00
				Replace vanities & faucets*	12 units	\$12,720.00
				Replace locks*	1 bldg. 100 units	\$34,200.00
				Replace Community Area kitchen cabinets, counter tops, sinks, and appliances*	1 bldg.	\$9,200.00
				Replace macadam and line parking lot	9,330 sf	\$27,000.00
				Replace call system	1 bldg.	\$3,000.00
				Subtotal		\$148,270.00
	Subtotal of Estimated Cost		\$62,374.10	Subtotal of Estimated Cost		\$148,270.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NON-DWELLING STRUCTURES		NON-DWELLING STRUCTURES	
Annual Statement	PA012006009999 CHERRY COURT OFFICE		PA012006009999 CHERRY COURT OFFICE	
	Roof, HVAC system, water service, windows, plumbing, electric, etc.	\$13,000.00	Upgrade reception office entrance on first floor	\$10,000.00
	Install emergency generator	\$10,000.00	Subtotal	\$10,000.00
	Seal & re-line parking lot (5,183 sf)	\$3,000.00		
	Install solar panels	\$30,000.00		
	Subtotal	\$56,000.00		
	PHA-WIDE NON-DWELLING EQUIPMENT		PHA-WIDE NON-DWELLING EQUIPMENT	
	Computer and staff office equipment including personal computers, printers, typewriters, faxes, copiers, etc.	\$26,574.00	Computer and staff office equipment including personal computers, printers, typewriters, faxes, copiers, etc.	\$26,574.00
	Subtotal	\$26,574.00	Subtotal	\$26,574.00
	PHA-WIDE FEES & COSTS		PHA-WIDE FEES & COSTS	
	A/E Services	\$40,000.00	A/E Services	\$40,000.00
	Subtotal	\$40,000.00	Subtotal	\$40,000.00
	PHA-WIDE MANAGEMENT IMPROVEMENTS		PHA-WIDE MANAGEMENT IMPROVEMENTS	
	Public housing computer software training & technical support	\$45,000.00	Public housing computer software training & technical support	\$45,000.00
	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, resident financial budgeting and other self-sufficiency training and/or counseling, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	\$43,800.00	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, resident financial budgeting and other self-sufficiency training and/or counseling, hiring of investigators to investigate drug-related crime, other criminal activities, security patrol (including private and local police), support children summer activities to deter drug activity, crime and vandalism, such as summer day camps, police athletic league sports teams, etc.	\$43,800.00
	Subtotal	\$88,800.00	Subtotal	\$88,800.00
	Subtotal of Estimated Cost	\$181,374.00	Subtotal of Estimated Cost	\$165,374.00

MONTGOMERY COUNTY HOUSING AUTHORITY RESIDENT ADVISORY BOARD MEETING

SUBJECT: FY 2010-2014 AGENCY PLAN

DATE OF MEETING: JUNE 2, 2009, 4:30 PM

LOCATION: GOLDEN AGE MANOR, 400 WALNUT STREET, ROYERSFORD, PA 19468

PRESENT:

Joel A. Johnson (MCHA)	Cheryl Clevenger (PA-12-6)	Joseph Lutz (PA-12-7)
Bernard Lupacchini (MCHA)	Domingo Figueroa (PA12-6)	Connie Tanoury (PA12-7)
Beth Zearfoss (MCHA)	Anna Marie Fantini (PA12-6)	Cheryl Summerfelt (PA12-7)
Rhonda Heckman (MCHA)	Harvey Gennaria (PA12-6)	Betty Lou Taggart (PA12-7)
Rebecca Schaeffer (MCHA)	Gloria Murray (PA12-6)	Mary Harp (PA12-7)
Carol Navon (MCHA)	Dorothea Clevenger (PA12-6)	Virginia Gioia (PA12-9)
Lynda Haley (MCHA)	Janice Challingsworth (PA12-6)	Tony DeFrancesco (PA12-9)
Bonita Jones (MCHA)	Catherine Franklin (PA12-6)	Susan Baldwin (PA12-11)
Janice Johnson (MCHA)	Cynthia Isaacs (PA12-6)	Brenda Reinert (PA-12-11)
Kurt Klaus (MCHA)	Virginia Hennessey (PA-12-7)	Ethel Sherman (PA-12-11)
Debra DeWitt (PA-12-5)	Harold Yost (PA-12-7)	Judy Farenish (PA-12-11)
Joyce Bussell (PA-12-6)		

ABSENT:

Gracie Rome (PA-12-2&3) Sherry Rivers (PA12-4)

A Resident Advisory Board (RAB) meeting was held at Golden Age Manor with the following agenda:

- Welcome and Introductions
- Capital Fund Annual and 5-Year Plans
- Real Estate Assessment Center
 - Results of Physical Inspections of MCHA's Developments
 - Proposed Changes To The Public Housing Assessment System (PHAS)
- HCVP Administrative Plan or Procedures
- Request For Comments On Capital Fund Program or Management/Maintenance Operations
- 2010 Agency Plan Development

INTRODUCTIONS

Joel A. Johnson, AICP, P.H.M., Executive Director introduced himself and MCHA Staff. The Resident Advisory Board (RAB) members were asked to introduce themselves and state what development they were from. Mr. Johnson welcomed the group and thanked everyone for attending. Mr. Johnson commented that it was unfortunate that representatives from North Hills Manor and Bright Hope Community were not able to attend.

Mr. Johnson informed the group of the purpose of the meeting and described the types of funding that the MCHA receives from HUD. He further explained that Public Housing gets two types of money, capital improvement dollars and operating subsidy (HUD money minus rent from tenants) and described how those funds are determined and what those funds are used for.

MCHA RESIDENT ADVISORY BOARD MEETING

SUBJECT: FY 2010-2014 AGENCY PLAN

DATE OF MEETING: JUNE 2, 2009

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Mr. Johnson indicated that the budget is a challenge because the MCHA has only been receiving 85% of the total funds needed from HUD. He stated that the President's 2010 budget is forecasted for 100% on operating subsidy but that could change by then. Capital improvement dollars known now as capital fund is determined by a formula and the MCHA is expecting to receive approximately \$900,000.

Mr. Johnson discussed the stimulus legislation and how HUD is giving 787 billion dollars nationally for several projects, specifically four billion dollars for housing authorities to make capital improvements. In addition to the capital improvement dollars and the operating subsidy, he stated that the MCHA has received an extra one million dollars through the stimulus money. One stipulation to receiving this stimulus money is that the MCHA is required to spend the money twice as fast as normal, therefore, some challenges on the administrative side will occur to make that happen. However, Mr. Johnson is confident that the MCHA will be able to do that.

CAPITAL FUND PROGRAM (CFP) FIVE-YEAR PLAN

Mr. Johnson further explained the role of the RAB during the development of the Capital Fund Five Year Plan and the procedures required to make available the complete Agency Plan to the Board of Directors and the public at the meeting held in September. The Plan is subsequently submitted to HUD for approval. He stated that HUD typically approves what the MCHA proposes to spend the money on. He requested that the MCHA receive ideas from the residents, for capital improvements that can be done on MCHA properties within the next five years.

Mr. Johnson turned the meeting over to Rhonda Heckman whom he commented was primarily responsible in the Housing Authority for keeping all of these budgets straight, which is a daunting challenge. He complimented Mrs. Heckman on an excellent job and stated that she is amazingly detail oriented.

Mrs. Heckman explained that the stimulus funding was used for items that came out of the MCHA's previous five year plan and a budget was put together for items that were energy efficient related. Those items that came out of the plan left openings to add more items. Maintenance and Managers put together a very detailed list of items they felt needed to be done at every development and a management team went over all of those items and decided which items were the most important to go into the plan. Mrs. Heckman stated that the RAB needs to review the plan and see if there is something they would like included.

Mr. Johnson asked the RAB to submit their ideas to Ms. Zearfoss or Mrs. Heckman within the next couple of days or weeks so that the MCHA can try and work those ideas into the plan. He said that the MCHA tries to balance the developments with the funding and apply for additional funding through other sources like the county.

REAL ESTATE ACCESSMENT CENTER (REAC)

Mr. Johnson explained how REAC is a report card for HUD to use for all housing authorities. They look at a whole host of items related to how the housing authority operates like their physical inspections and how quickly and efficiently they spend their money. He stated that the MCHA is a high performer which is the highest grade HUD can give. There are 3,200 housing authorities across the country and about half get that grade. Bernie Lupacchini is going to describe the results of the recent physical inspections which is part of the overall grade for REAC and Beth Zearfoss is going to talk about how HUD is proposing to change the rules.

Physical Inspections

Mr. Lupacchini explained that the MCHA performs annual Uniform Physical Condition Standards (UPCS) inspections which help the maintenance staff prepare for the REAC physical inspections.

MCHA RESIDENT ADVISORY BOARD MEETING

SUBJECT: FY 2010-2014 AGENCY PLAN

DATE OF MEETING: JUNE 2, 2009

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A high REAC physical inspection score helps the MCHA maintain a high performer status which the MCHA has had for 15 years. High performer rating allows the MCHA to be inspected by REAC every two years and allows maintenance to do forced account work (work that can be completed by maintenance instead of an outside contractor) which MCHA does not have to receive special permission from HUD to complete. He further discussed the type of forced account work that has been completed in the past and informed the RAB of the various scores received in 2008 for each development. He stated that these scores dramatically changed over the last two years.

Kurt Klaus requested to comment and stated that the "MCHA can challenge HUD's score if we disagree". He further explained that the MCHA challenged HUD this year, won and gained points to improve the score.

Mr. Lupacchini explained the items currently scheduled for forced account work and stated that the MCHA attempts to distribute the money around the developments equally. He stated that currently the MCHA is working on a Fire Alarm System for Marshall Lee Towers putting in strobes, speaker systems and it will use a lot of CFP funds. The Fire Alarm System for Sidney Pollock House has already been completed.

Mrs. Heckman requested to comment and stated that the "MCHA has a grant in for Golden Age Manor for the Fire Alarm System with Community Housing and Development and then the MCHA plans to do Robert P. Smith Towers". She explained that the MCHA applies for county funding to supplement HUD funding.

Proposed Changed to Public Housing Assessment System (PHAS)

Mr. Johnson discussed how HUD will be evaluating housing authorities differently than they have in the past due to significant changes called Asset Management and Project Based Management. He explained the principals of Project Based management and how it will affect the way that the MCHA will receive its funding.

Beth Zearfoss concurred with Mr. Johnson and further discussed how HUD will score the MCHA by looking at the performance of each Asset Management Project (AMP). She stated that HUD permitted the MCHA to define the AMP's (two or more developments with one funding pool). She informed the RAB of the MCHA's current AMP groupings.

Ms. Zearfoss explained the current four assessment sections of PHAS: Financial, Management, Physical and Resident Satisfaction (which was the Resident Survey). She further explained the changes and the importance of each component in the Management Assessment. Specifically, vacancy rate which went from 4.5 points to 16 points. She stated that the MCHA will continue making vacancy turnaround and unit turnaround a top priority. Unit Inspections and Work Orders require a physical inspection of an AMP to be 90 to get an A in that indicator. If an A is not achieved in vacancy rate, HUD will require that non-emergency tenant generated work orders be completed in 3 days compared to 25 days. A new component was added General Appearance and Market Appeal which is 5 points. She commented that the requirements of two components, Security and Economic Self-Sufficiency under New Management Indicator are very controversial in the housing industry. Housing Authorities believe it is unfair that they would be graded on resident behavior and economic status since Housing Authorities have no control over those issues.

Ms. Zearfoss also stated that residents will see these changes in many ways such as a different work order system, more preventative maintenance to preserve units, more housing keeping inspections and notices, unfortunately more evictions, more security to deter crime and more efficient rent collection and energy conservation. If anything is changed in the lease or policy, residents will be notified before implemented.

HOUSING CHOICE VOUCHER PROGRAM (HCVP) ADMINISTRATIVE PLAN OR PROCEDURES

Mr. Johnson gave a brief description of how the Housing Choice Voucher Program (formerly called Section 8) receives federal funding and how the Housing Authority provides that funding through rental subsidy to qualified families to live in privately owned facilities. He also stated that the MCHA has approximately 2,800 vouchers all across the county. It is a significantly large program, and the MCHA is in the top 5% nationally of all of the housing authorities.

Mrs. Navon offered her kudos to all of the residents for what she sees as huge challenges that they have worked together on and the wonderful Public Housing staff that she knows will help the residents with all of these questions and concerns that they have. She stated that she was moved by the challenges involved to keep MCHA Public Housing units in safe and sanitary conditions and knows that the MCHA and the Resident Advisory Board will do a wonderful job together to work through issues and set priorities.

Mrs. Navon explained that the HCVP is the largest of the programs at the MCHA and that it is also the largest of HUD's programs for housing people in the country. She explained the differences between HCVP and the Public Housing Program. She stated that due to the size of the program there are many challenges, but different challenges than the Public Housing Program. She discussed some of the benefits of the HCVP, as well as some of the similar administrative duties that HCVP staff deal with as do Public Housing Managers. She stated that they have a staff of about 20 and contract out all inspections. She informed the RAB that the Program has been a high performer for many years and for the last two years received a perfect score, including bonus score for helping HCVP families with children to live in areas where there isn't as much poverty.

Mrs. Navon explained that the HCVP received their funding from HUD this year and will be able to offer about 200 – 250 applicants rental subsidy, however, they probably have around 2,000 more applicants on the waiting list so they don't know when they will open for applications. Secretary Donovan was hoping in 2010 to produce another 225,000 vouchers, so if the HCVP receives some of them, maybe they'll be able to open the waiting list. She does not know at this time when they will open the waiting list. She stated that families can apply for an HCVP application at the MCHA when the list is open.

Mr. Johnson stated that operating subsidy helps cover the staff costs for the Public Housing but on the HCVP side, HUD gives an administrative fee for each voucher which is used for paying staff. HUD has cut the cost for the administrative cost fee also to around 91% this year. Also, an additional challenge is that the timing of the money and he explained how all housing authorities have different fiscal years, as well as HUD.

Below are the individual Resident Council requests, comments, concerns or questions:

Bright Hope Community – Not present at meeting.

North Hills Manor - Not present at meeting.

Crest Manor – No items requested.

Golden Age Manor

- Q: Can we do air conditioning in hallways before 2010? A: Project actually planned in 2011. It was in previous year's plan and we moved it up one year.
- Q: Replace kitchen and bathroom cooper and drain lines, tub and shower drains but it says quantity five, does that mean only five units? A: Yes it is only for five units. For the amount of money placed in there, we can't promise more than five. We may be able to pull money from an open five year plan.

- Q: Now that we have the extra funding (stimulus) coming in the fall, does that mean we can get back a full time Manager and Maintenance Man? A: No because this is all capital fund money and you have to spend it on “sticks and bricks.” The operating subsidy for the White House is proposed at 100%. The operating subsidy has been increasing and improving so it will probably be better than last year. We are working towards that and are concerned.
- Q: Can MCHA spend the stimulus money to hire someone part-time to clean the rug or the bathrooms? A: If we get additional operating subsidy; that will allow us a little more flexibility to do those kinds of things.
- Q: Can we have hallway rugs cleaned? A: This is not a Capital Fund item but rather a maintenance item.
- Q: Can we have drapes cleaned in community room? A: This is not a Capital Fund item but rather a maintenance item which we will consider.
- Q: Can we have Air Ducts in hallways cleaned. A: Will check the prior Five Year Plans if included and if not, we will consider.
- Laundry room dryer vents need to be cleaned. A: This is not a Capital Fund item but rather a maintenance item which we will consider.
- Q: Resident Survey is being done away with, and now it will be a Resident Involvement, what is that? A: It is getting tenants involved in all of our decisions (capital fund, management and maintenance). We meet at least annually and meet regularly development-wide.
- Q: Lease says no Pets; can you bring a pet later? A: You misunderstood; it is not that we have no pets. The lease states that you cannot keep a pet in violation of the pet policy. You are permitted to have a pet and you can get a copy of the pet policy from your manager to see what it entails.
- Q: Can we put a lock on refrigerator so the Meals on Wheels food isn't stolen and if not, why? A: We will need to find a better way because those individuals would need a key to get their food. A suggestion was made that instead of putting food in community refrigerator, put food in reliable resident's apartment to hold for them.
- Q: Can we hook up cameras in parking lot to cover cars? A: Our system has capacity for one more camera in this building. We would need to get a whole new system with more cameras to cover the parking lot. We do have security items in the plan and we will see if it is feasible.
- Q: Ms. Navon said earlier that HCVP gets 70% of the money from HUD. Is that the same money that comes into Public Housing? A: HCVP gets a set amount of money and Public Housing gets a set amount of money, the HCVP money is not taking money away from Public Housing. Congress decides how much each program (HCVP and Public Housing) gets.
- Q: The inspections that are done each year on the buildings, are they affiliated with the Housing Authority or the state? A: The Housing Authority performs annual inspections on each unit starting in July or August. HUD conducts REAC inspections every other year, a notice is sent out and a Housing Authority staff member accompany the REAC inspector. Only 10% of the units get inspected through REAC inspections.

Robert P. Smith Towers

- Q: Call button in bathroom but not in bedroom, kitchen or living room. A: When we design this new system, we will address that.
- Q: We should have someone to answer call button. A: This call button person is not medically certified to help, they are only to respond with bolt cuttings and see if someone is lying on the floor. They are to call 911 if the resident is not able to call by them self.
- Q: Can we require photo I.D. of person who is issued a key to keep building safe? A: We can take that under consideration. Let management know if someone has a key that shouldn't. There should not be visitors with a key wondering the building.

- Q: When the handicapped doors are put in, will only one key be given out because that will be expensive?
A: They are called fobs and you can also use the key you have now. Each fob will be recorded. At this time, not everyone will be given a fob, it is for handicapped residents.

Marshall W. Lee Towers

- Q: Will there be air conditioning in hallways? A: Yes it is in the Five-Year Plan. It is just a matter of obtaining a larger amount of funds to be able to do the work.
- Why does the call button light up in hallway but not in office. A: We are working on and taking this issue into consideration.
- There should be someone in building to help people if they need help. People not using I'm OK Sign so we do not know if they are ok. A: The I'm OK Sign program is not an MCHA program but rather a program that tenants choose to be a part of. Tenants are encouraged to call 911 when they need emergency help.

Sidney Pollock House

- Q: Are we going to replace bottom windows from fire damage because of space at bottom. A: Item not included in plan but it will be considered. That is a very large project; we may want to do through another grant funding or possible include in next year's plan (2011).
- Q: 2011 is for remodel bathroom and 2014 lists shower faucets, medicine cabinets, vanities and vanity faucets; are they going to do the whole bathroom in 2011? A: The items listed in 2014 will be done separately and in 2011, the bathroom will be remodeled.
- Q: People are getting into the buildings by putting bricks, etc. in doors, how can we secure building because they do not feel safe? A: We are adding extra security in capital fund.

CLOSING

Ms. Zearfoss stated that staff will develop the Agency Plan which includes the Capital Fund, and send a draft to each Resident Council/Tenant Association on July 27th. Mr. Johnson stated that if residents think of additional Capital Fund items, see that Ms. Zearfoss or Mrs. Heckman receive them before that. The MCHA will request comments on the entire plan, not just the Capital Fund by August 10th and everyone is invited to the public meeting in Conshohocken on September 10th at Marshall W. Lee Towers. Mr. Johnson thanked everyone for coming out.

With no further business discussed the meeting was adjourned.

Respectfully submitted,

Beth Zearfoss
Manager of Public Housing

Note: Gracie Rome, President of Bright Hope Community Resident Council forwarded requests for Management and Physical Improvements on 6/16/09 concerning parking permits, community service requirements and parenting/housekeeping skills for residents and improving playgrounds. A line item for budget counseling, self sufficiency and/or other counseling has been incorporated in the five year plan. The other items will be considered through maintenance/management.