

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>To expand and preserve the supply of assisted housing, HOC will: When available, apply for additional rental vouchers; reduce public housing vacancies; leverage private or other public funds to create additional housing opportunities; and, acquire or build units or developments</p> <p>To continue improve the quality of assisted housing. HOC will: Improve public housing management, as measured by its PHAS score; improve voucher management, as measured by its SEMAP score; increase customer satisfaction; concentrate on efforts to improve specific management functions; renovate or modernize public housing units; demolish or dispose of obsolete public housing, if appropriate, and ensure that alternatives such as replacement public housing or replacement vouchers are available.</p> <p>To increase assisted housing choices, HOC will conduct outreach efforts to potential voucher landlords; continue its voucher homeownership program.</p> <p>To provide an improved living environment, HOC will: implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments; implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments; implement public housing security improvements; and maintain existing designations of developments for particular resident groups.</p> <p>To promote self-sufficiency and asset development of assisted households, HOC will: Continue to work to increase the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; provide or attract supportive services to increase independence for the elderly or families with disabilities.</p> <p>To ensure equal opportunity and affirmatively further fair housing, HOC will : Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability; undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability; undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:</p> <p>To enable HOC to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault, or stalking, HOC will continue to follow and, as needed train staff on, procedures to ensure to the maximum extent feasible that such victims will retain their housing assistance; and develop and maintain effective relationships with providers of assistance and support to children and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HOC has met its goals in the expiring five-year plan. Specifically, HOC has sold obsolete public housing units, and used the proceeds to replace them and acquire other affordable units. HOC has developed and is developing affordable, mixed-use developments in the County, such as Metropointe in Wheaton. HOC has retained its High Performer status in public housing and is working to improve its Voucher program. HOC has created two customer service centers. HOC is using ARRA money to expand its Public Housing rehabilitation efforts. HOC continues its efforts through newsletters and forums to reach out to landlords for the Voucher program. The agency has reviewed and enhanced security and self-sufficiency efforts for its families. More Voucher and Public Housing families had earned income in 2009 than in 2006, despite the recession. HOC's works with staff and other agencies on its fair housing efforts. HOC's FHEO Officer trains HOC and outside parties on fair housing issues, domestic violence and other issues. HOC implemented policies and procedures to ensure fill compliance with the Violence Against Women Act (VAWA).</p>
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Public may view the Plans, supporting documentation, and obtain information regarding any activities outlined in this plan at HOC's main administrative offices (10400 Detrick Avenue, Kensington, Maryland 20895) and the following three satellite offices:</p> <ul style="list-style-type: none"> • HOC Gaithersburg Customer Service Center 101 Lakeforest Blvd., #200 Gaithersburg, Maryland 20877 • HOC Silver Spring Customer Service Center 8241 Georgia Avenue 3rd Floor Silver Spring, Maryland 20910 • East Deer Park Offices 231 East Deer Park Drive Gaithersburg, Maryland 20877 <p>Additional documents and supporting documents that are also available for viewing are listed below.</p> <ul style="list-style-type: none"> • Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (MD004b01.xls) • Capital Fund Program 5-Year Action Plan (MD004c01.xls) • Resident Advisory Board comments on Annual Plan are attached as (MD004a01.pdf) • Annual Plan Certifications (MD004d01.pdf) <p>The Plan is also available for review on the HOC Web site: www.hocmc.org . A Public Hearing was held on March 2, 2011.</p> <p>Staff met with the Resident Advisory Board in February 2011 to discuss the plan.</p>
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Section 6 Continued:

PHA Plan Elements

[24 CFR Part 903.7]

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

(a) HCV

1. Eligibility

Eligibility is determined when the applicant is called from the waiting list.

The PHA uses the following criteria for screening applicants.

a. Criminal or drug related activity only to the extent required by law or regulation including criminal records from local and state law enforcement agencies. HOC checks national and state sex offender registries and will deny persons subject to lifetime registration. HOC will review, on a case by case basis, the issues related to any applicant who is registered as a sex offender for other than their lifetime.

2. Waiting List Organization

a. The waiting list is evaluated yearly to decide whether to purge the list and re-open it.

b. When the waiting list is open interested persons may apply at the PHA main administrative office, site management offices and through the PHA's website, www.hocmc.org.

3. Admissions Preferences

a. HOC includes as a preference for admission the former Federal preference of Involuntary Displacement.

b. HOC has a preference for overhoused PH families.

c. HOC also has a preference for admission for applicants who live, work, and/or participate in or have been graduated from training and education courses in the jurisdiction, local displacement and transitional housing preferences, and applicants unable to work due to age or disability.

d. First priority in admissions preference is by Date and Time.

e. Second priority is given equally to the remaining preferences.

f. Among applicants with equal preference status applicants are selected by drawing (lottery).

An applicant who has been called up because of a preference but screening indicates that the applicant does not qualify will be removed from the waiting list.

PHA policies for HCV Eligibility are established in Chapter 3 of the Administrative Plan.

Waiting list and selection process are established in Chapter 4 of the Administrative Plan.

(b) Public Housing

1. Eligibility

Eligibility is determined when the applicant is called from the waiting list.

The PHA uses the following criteria for screening applicants.

a. related activity only to the extent required by law or regulation including criminal records from local and state law enforcement agencies. HOC checks national and state sex offender registries and will deny persons subject to lifetime registration. HOC will review, on a case by case basis, the issues related to any applicant who is registered as a sex offender for other than their lifetime.

b. The PHA also uses rental history for screening applicants.

c. The PHA also uses a credit check for screening applicants.

2. Waiting List Organization

a. The PHA uses sub jurisdictional lists and a community-wide list to organize its waiting lists.

b. When the waiting list is open interested persons may apply at the PHA main administrative office, site management offices and through the PHA's Web site, www.hocmc.org.

3. Assignment

a. An applicant will be removed from the waiting list if the applicant rejects two vacant units without good cause.

4. Admissions Preferences

a. HOC includes as a preference for admission the former Federal preference of Involuntary Displacement.

b. HOC also has a preference for admission for applicants who live, work, and/or participate in or have been graduated from training and education courses in the jurisdiction, local displacement and transitional housing preferences, and applicants unable to work due to age or disability.

c. First priority in admissions preference is by Date and Time.

d. Second priority is given equally to the remaining preferences.

e. The following are circumstances that transfers take precedence over new admissions.

1. Emergencies

2. Over housed

3. Under housed

4. Medical Justification

5. Administrative reasons (e.g., to permit modernization work)

f. Among applicants with equal preference status applicants are selected by drawing (lottery).

An applicant who have been called up because of a preference but screening indicates that the applicant does not will be removed from the waiting list.

5. Deconcentration

The average annual income as of January 4, 2011 for all of HOC's Public Housing properties was \$17,861. The average for covered developments, as per HUD rules which exclude the elderly sites, is \$21,358.

Four covered developments fall below 85 percent of the average income for all the properties. HOC will target higher income applicants for units at two sites, Seneca Ridge, Washington Square, and Emory Grove Village. The fourth, Toby Town, is a homeownership site. There is just one which has income above the range. It is a scattered site property and, therefore, already serves to deconcentrate its residents.

PHA policies for public housing Eligibility are established in Section 8 of the Admissions and (Continued) Occupancy Policy. Waiting list and selection process are established in Section 9 of the Admissions and (Continued) Occupancy Policy.

2. Financial Resources

HOC will have a revised budget for 2012 in April 2012. Included is the 2010 budget information.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	6,387,400	Operations
b) Public Housing Capital Fund	2,090,655	Capital Improvements
c) Annual Contributions for Section 8 Tenant-Based Assistance	80,599,480	Operations
d) Family Self-Sufficiency Grants	4,028,300	Operations
2. Public Housing Dwelling Rental Income	4,533,640	Operations
Total Resources	\$97,639,475	

3. Rent Determination

Public Housing employs discretionary policies for determining income based rent. The discretionary deduction that the PHA employs is a fixed amount for income exclusion for certain educational expenses for adults age 18 and older at a rate of \$2,670 for full-time students and \$1,424 for part-time students. Household heads and other family members are eligible for this exclusion. Between income reexaminations tenants must report changes in income above \$4,800 annually or changes in family composition. In setting up flat rents the PHA used a survey of similar units in the neighborhood, a HCV rent reasonableness study and County rent data. The Public Housing minimum rent is \$50.

HCV employs no discretionary policies for determining income based rent. The PHA annually reevaluates its payment standards. Currently the PHA payment standard is above 100% of the FMR but below 110% of the FMR. The PHA has chosen a higher payment standard than the FMR to increase housing options for families since the current FMR's are not adequate to ensure success in finding affordable housing among assisted families. The HCV minimum rent is \$50.

4. Operation and Management

The Policies governing the PHA maintenance management can be located in the policy documents in the following list.

(1) Public Housing

- HOC Policy for the Prevention and Eradication of Pest Infestation
- Admissions and Continued Occupancy Policy
- Housing Management On-Call Handbook
- Turnover Standard Operating Procedures

(2) Section 8 Management

- Administrative Plan

5. Grievance Procedures

HOC has not established any written grievance procedures in addition to the federal requirements. Residents and applicants of the Public Housing program should initiate contact in regards to the PHA grievance process at the PHA's main administrative office.

The PHA has not established any written informal review procedures for applicants or tenants of the HCV program in addition to the federal requirements. Residents and applicants of the HCV program should initiate contact in regards to the PHA informal review and informal hearing process at the PHA's main administrative office.

6. Designated Housing for Elderly and Disabled Families

The PHA had approved on 10/21/2008 the following developments for Designated Housing.

Designation of Public Housing Activity Description
Development name: Holly Hall
Development (project) number: MD39P004013
Designation type: Occupancy by only elderly families and families with disabilities
Application status: Approved
Date this designation was Approved: 10/21/08
Number of units affected: 139

Designation of Public Housing Activity Description
Development name: Arcola Towers
Development (project) number: MD39P004015
Designation type: Occupancy by only the elderly
Application status: Approved
Date this designation was Approved: 10/21/08
Number of units affected: 139

Designation of Public Housing Activity Description
Development name: Elizabeth House
Development (project) number: MD39P004002
Designation type: Occupancy by only the elderly
Application status: Approved
Date this designation was Approved: 10/21/08
Number of units affected: 158

Designation of Public Housing Activity Description
Development name: Waverly House
Development (project) number: MD39P004017
Designation type: Occupancy by only the elderly
Application status: Approved
Date this designation was Approved: 10/21/08
Number of units affected: 156

7. Community Service and Self-Sufficiency

1. The PHA maintains a Family Self-Sufficiency Program which currently has 386 participants. The HCV program has 322 and the Public Housing program has 64 participants.

2. Community Service Policies for Enhancement

The current policy to assure Public Housing residents are in compliance with community service is to screen the Public Housing database no less than annually to identify residents who need to complete community service requirements. Some opportunities provided by HOC are listed below.

(1) External Opportunities

Agreements are in place with various external organizations, indicating interest and willingness to serve as a placement resource for community service participants. HOC has an alliance with the County Volunteer Clearinghouse for volunteer placements. Residents are encouraged to develop volunteer placement resources of their own through their affiliation with their churches, schools and other acceptable organizations.

(2) Internal Opportunities

HOC serves as a resource for placements under the condition that no resident would be placed in areas where there is sensitive or confidential information.

Community volunteers who work in concert with the Property Management Division will perform duties under the strictest of circumstances to make sure that work does not supplant the work of any paid employee or contractor and there is sufficient supervision of the worker at all times while work is in progress.

HOC will afford each Community Service participant with appropriate support prior to any adverse action taken against the resident. Participants may seek redress through the HOC Grievance Procedures.

The PHA will continue to comply with requirements of community service in regards to the treatment of income changes resulting from welfare program requirements. Some of the actions HOC is taking include training staff on rent determination policies, and informing residents of any policy changes at admission and reexamination. The PHA has a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.

8. Safety and Crime Prevention

The need to ensure safety is based on providing safe housing to PHA residents.

The PHA has provided crime prevention activities targeted to at-risk youth, adults and seniors and has implemented the housing provisions from the Violence Against Women Act of 2005 (VAWA). The PHA has coordination with the police that includes the police providing crime data to the housing authority for analysis and action. The police also offer a physical presence at housing authority properties and in some instances officer lives in residence. Police are also available to meet with PHA management and to testify and support eviction cases.

9. Pets

The following are the Pet Ownership policies established by the PHA for its Public Housing units.

A \$200 refundable, non-interest-bearing deposit for cat, dog, or ten-gallon aquarium, payable over three months. \$10 monthly fee for these pets.

No deposits on caged animals.

Limit of one cat or dog, per household.

Limit of adult weight of 25 pounds.

Resident must provide record of current vaccinations and registration in compliance with County law. Records will be kept in the resident file.

A dog or cat must be neutered or spayed before six months of age.

The pet will be allowed out of the premises only in designated areas and only under the complete control of the responsible human companion and on a hand held leash or in a pet carrier.

Each dog or cat must wear a collar with identification.

Dangerous animals and potentially dangerous animals, as defined in Montgomery County Code Section 5, are not permitted. The County Code defines dangerous pets, as any animal deemed dangerous by a local authority, one that has attacked unprovoked and inflicted injury outside the owner's property. HOC has the option to ban from its properties any animal it deems dangerous.

Pet waste must be cleaned up and properly disposed of. Cat litter is not to be disposed of in toilets.

Pet must be secured in a cage or separate room when HOC staff has scheduled access to the unit or needs to provide service to the unit.

Resident must complete a Pet Applications/Registration form with property manager and will sign a Pet Addendum to the lease.

10. Civil Rights Certification

The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction of Montgomery County, Maryland.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan, and the PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. These include development, modernization, and preservation of affordable housing and development of special needs housing.

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments by supporting HOC's Public Housing modernization efforts and includes matching funds to a State rental assistance program for homeless and about to be homeless persons.

11. Fiscal Year Audit

The PHA was required to submit an audit to HUD. The results of that audit indicate HOC conforms to accepted accounting principles.

12. Asset Management

As per HUD's *Supplemental Guidance on Phase-in Management Fees*, HOC will maintain overhead allocations for overhead costs in lieu of fee-for-service through 2011. Therefore, HOC will not use Fee for Service, but HOC will bill its Central Office overhead at cost, utilizing a Cost Allocation Plan.

Through 2011, HOC will maintain overhead allocations and it will report that allocated overhead on the income statement for each project under a new FDS line item called "Allocated Overhead."

Other direct project costs, such as the salary of the maintenance staff or costs associated with administering the waiting list must be appropriately reflected on the project's income statement.

Allocated overhead expenses, as opposed to management fees, are covered under all applicable Federal program rules.

HOC will not create a Central Office Cost Center (COCC). Instead, it shall maintain an overhead internal service fund.

13. Violence Against Women Act (VAWA)

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

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

The PHA does not have any HOPE VI or Mixed Finance funding.

(b). Demolition and/or Disposition of Public Housing

The PHA does not have any projects currently or pending demolition or disposition.

(c). Conversion of Public Housing

HOC is considering the disposition and replacement of its scattered-site public housing, in whole or in part. The purpose would be to preserve these units as low-income housing, by generating funding for renovations as explained further below.

If the Commission determines that such disposition and replacement should go forward, the Commission would apply to HUD for approval of the disposition and upon receipt of that approval, for replacement Section 8 vouchers. HOC only would intend to go forward if sufficient vouchers were awarded. HOC would then seek to project-base the vouchers at the scattered sites and to borrow against the resulting rental income to finance renovations. Subject to meeting eligibility requirements, current residents would receive project-based vouchers to remain in their current units or could accept a one-time opportunity to move with tenant-based vouchers and paid actual and reasonable moving expenses.

A list of the scattered-site properties is attached.

(d). Homeownership Program

The PHA plans to administer Homeownership programs for Public Housing and HCV programs.

The PHA has eligibility criteria for participation in its HCV Homeownership Option program in addition to HUD criteria. This criteria is a two-year participation in the Family-Self Sufficiency Program; and a minimum annual income of \$24,000. The program size is 25 and staff is reviewing its participant list to determine if new participants need to be selected.

Public Housing Homeownership Activity Description
Development name: Bel Pre Square, Scattered Site Used, Scattered Site New, Tobytown
Development (project) number: MD 4-3,6,10,11
Federal Program authority: Turnkey III
Application status: Approved
Number of units affected: 178
Coverage of action: Total Development

(e). Project-Based Vouchers

The PHA plans to use the project based voucher program this year. The use of project based vouchers gives tenants access to neighborhoods outside of high poverty areas. HOC has about 350 PBV units throughout the County.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. The Capital Fund Program Annual Statement is provided as attachment to the PHA Plan as attachment MD004b01 .
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as attachment MD004c01. It reflects the funding from ARRA.
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Montgomery County, like most jurisdictions in the region, does not have enough affordable housing to meet the demand. Although County and HOC programs beyond the federal programs are more widespread than those in many similar jurisdictions, housing providers recognize that more needs to be done. In January 2010, HOC had over 16,800 applicants on its Voucher waiting list and over 14,200 on its Public Housing list.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan. HOC has met its goals in the expiring five-year plan. Specifically, HOC has sold obsolete public housing units, and used the proceeds to replace them and acquire other affordable units. HOC has developed and is developing affordable, mixed-use developments in the County, such as Metropointe in Wheaton, which includes 18 project-based vouchers. HOC has provided 23 PBVs at Victory Tower in Takoma Park, three at Jubilee House I Wheaton, and plans to provide 12 additional PBVs at a Hampden Lane, Bethesda, Maryland site to house formerly homeless persons. HOC is using ARRA money to expand its Public Housing rehabilitation efforts. HOC continues its efforts through newsletters and forums to reach out to landlords for the Voucher program. The agency has reviewed and enhanced security and self-sufficiency efforts for its families. More Voucher and Public Housing families had earned income in 2010 than in 2006, despite the recession. HOC’s works with staff and other agencies on its fair housing efforts. HOC’s FHEO Officer trains HOC and outside parties on fair housing issues, domestic violence and other issues. HOC implemented policies and procedures to ensure fill compliance with the Violence Against Women Act (VAWA).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification:”</p> <ol style="list-style-type: none"> 1. Any revision or addition to HOC policies covering demolition or disposition, designation, homeownership programs, or conversion activities. 2. Changes to rent (excluding changes in flat rent schedules) or admissions policies or organization of the waiting lists. 3. Revisions or additions to the Capital Fund Program budget of non-emergency work items when dollar amount exceeds 10 percent. <p>(c) Reference of applicable memorandum of agreement with HUD or plan to improve performance None</p>
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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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, 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.



RESIDENT ADVISORY BOARD
Housing Opportunities Commission
10400 Detrick Avenue
Kensington, Maryland 20895
240-773-9332

March 2, 2011

Linda Croom
President

John Abakah
Vice President

Christine Cromwell
Secretary

Alvin Eastman
Parliamentarian

Yvonne Chaney-Harrison
Treasurer

Members

Cesar Barreto
Omar Dasent
Denise Flowers-Brooks
Sylvia Fowlkes
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Afiouq Johnson
Byrle Paulita Padimore
Joseph Taylor
Lakeyia Thompson
Harriet Wilkes

Ex-Officio

Jean Banks
HOC Commissioner

Mr. Jerry Robinson
Acting Executive Director
Housing Opportunities Commission
10400 Detrick Avenue
Kensington, MD 20895

Re: (1) Submittal of 2012 Agency Plans to
Include the conversion of Scattered Site
Public Housing (PH) units to Project-Based
Housing Choice Voucher (HCV) Units

Dear Mr. Robinson:

This letter certifies that the Resident Advisory Board (RAB) of the Housing Opportunities Commission at its meetings of January 24, 2011 and February 28, 2011 reviewed and discussed in detail the proposed submittal of the 2012 Admissions and Continued Occupancy Policy (ACOP) and the Agency's Administrative Plan for the HCV Program.

From our discussion, it is apparent that there are generally minor changes from the 2011 revised documents with the exception of the plan to convert scattered site PH units to Project-based HCV units if approved by HUD. The RAB supports this proposal and feels it offers considerable benefits, both to HOC and the families affected. Not only will the families experience little or no change in their rent levels or other requirements, it provides greater choice in their housing opportunities including remaining in

Mr. Jerry Robinson
Acting Executive Director
March 2, 2011
Page 2

their current units. HOC would also benefit by having the funds for increasing services and increasing the affordable housing stock in Montgomery County.

We are concerned, however, that PH families whose income level is higher than that currently approved for HCV, will not be able to obtain a voucher. While the number of such families is small, additional assistance for them might be needed.

We sincerely hope that the program envisioned by HOC will be formally approved by HUD. If implemented, we believe that it will be highly successful and gratefully received.

We sincerely appreciate the opportunity to present these remarks.

Sincerely,

A handwritten signature in cursive script that reads "Linda Croom".

Linda Croom
President

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 04/30/2011

04/14/11

Part I: Summary

PHA Name: Housing Opportunities Commission of Montgomery County	Grant Type and Number Capital Fund Program Grant No.: MD39-P004-501-11 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: 2011 FFY of Grant Approval:
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.: _____)
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds and Bond Proceeds	1,125,000.00			
2	1406 Operations (may not exceed 20% of line 21)	300,000.00			
3	1408 Management Improvements	143,000.00			
4	1410 Administration (may not exceed 10% of line 21)	217,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	82,500.00			
10	1460 Dwelling Structures	770,623.00			
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00			
12	1470 Non-dwelling Structures	10,000.27			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by PHA	312,531.73			
18b	9000 Collateralization or Debt Service paid by 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)	2,090,655.00			
21	Amount of line 20 Related to LBP Activities	60,000.00			
22	Amount of line 20 Related to Section 504 Compliance	27,500.00			
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	400,500.00			

Signature of Executive Director: Jerry Robinson, Acting Executive Director	Date	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program**

04/14/11

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

OMB No. 2577-0226

Expires 04/30/2011

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland	Grant Type and Number Capital Fund Program No: MD39-P004-501-11 Replacement Housing Factor Grant No:	Federal FFY of Grant: 2011
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MD 4-2 ELIZABETH HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450						
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	1	25,000.00				
Lead Base Paint and Asbestos	1460						
Roofs and Aluminum Siding	1460						
Windows, Doors and Entry Locks	1460						
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460						
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	1	5,000.00				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470	1	5,000.00				
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property							
			35,000.00	0.00	0.00	0.00	

**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 04/30/2011**

04/14/11

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number					Federal FFY of Grant:	
Housing Opportunitites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11			CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:						
MD 4-4 EMORY GROVE MD 4-5 WASHINGTON SQ.	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
General Description of Major Work Categories								
Site Improvements								
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	2	50,000.00					
504 Compliance - Common Areas	1450							
Dwelling Structures								
504 Compliance - Unit retrofit, etc.	1460							
Lead Base Paint and Asbestos	1460							
Roofs and Aluminum Siding	1460							
Windows, Doors and Entry Locks	1460							
Kitchen Renovation	1460	2	20,000.00					
Bath Renovation	1460	2	20,000.00					
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460							
Window Coverings - Roller Shades, Venetian Blinds	1460							
Painting - Interior and Exterior/Code Violations	1460							
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460							
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460							
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460							
Elevator Safety	1460							
Smoke Detectors	1460							
Retail Metering	1460							
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460							
Dwelling Equipment								
Ranges/Refrigerators	1465.1							
Garbage Disposals	1465.1							
Washers and Dryers	1465.1							
Water Heaters	1465.1							
Non-Dwelling Structures								
Management Office/Community Rooms	1470							
Non-Dwelling Equipment								
Vehicles	1475							
Debt Service								
	1501							
Total Physical Needs for This Property								
			90,000.00	0.00	0.00	0.00		

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

04/14/11

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

OMB No. 2577-0226

Expires 04/30/2011

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 4-11 TOBY TOWN	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.		1450					
504 Compliance - Common Areas		1450					
Dwelling Structures							
504 Compliance - Unit retrofit, etc.		1460					
Lead Base Paint and Asbestos		1460					
Roofs and Aluminum Siding		1460					
Windows, Doors and Entry Locks		1460					
Kitchen Renovation		1460					
Bath Renovation		1460					
Floor Coverings - Carpet, Vinyl, Wood, Refinishing		1460					
Window Coverings - Roller Shades, Venetian Blinds		1460					
Painting - Interior and Exterior/Code Violations		1460					
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.		1460					
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls		1460					
Electrical - Lights, GFI's. Re-wiring, Security Systems		1460					
Elevator Safety		1460					
Smoke Detectors		1460					
Retail Metering		1460					
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.		1460					
Dwelling Equipment							
Ranges/Refrigerators		1465.1					
Garbage Disposals		1465.1					
Washers and Dryers		1465.1					
Water Heaters		1465.1					
Non-Dwelling Structures							
Management Office/Community Rooms		1470					
Non-Dwelling Equipment							
Vehicles		1475					
Debt Service							
		1501					
Total Physical Needs for This Property			0.00	0.00	0	0	

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

04/14/11

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

OMB No. 2577-0226

Expires 04/30/2011

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 4-14 SENECA RIDGE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,000.00				
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460						
Lead Base Paint and Asbestos	1460						
Roofs and Aluminum Siding	1460						
Windows, Doors and Entry Locks	1460						
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460						
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460						
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470	1	5,000.27				
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501		226,322.51				
Total Physical Needs for This Property			236,322.78	0.00	0.00	0.00	

**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 04/30/2011**

04/14/11

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 4-15 ARCOLA TOWERS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	1	5,000.00				
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460						
Lead Base Paint and Asbestos	1460	10	50,000.00				
Roofs and Aluminum Siding	1460						
Windows, Doors and Entry Locks	1460						
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460						
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460						
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property							
			55,000.00	0.00	0.00	0.00	

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

04/14/11

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 04/30/2011

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 4-17 WAVERLY HOUSE	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450						
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460						
Lead Base Paint and Asbestos	1460						
Roofs and Aluminum Siding	1460	1	50,000.00				
Windows, Doors and Entry Locks	1460						
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460						
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460						
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501		86,209.22				
Total Physical Needs for This Property							
			136,209.22	0.00	0.00	0.00	

**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 04/30/2011**

04/14/11

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland	Grant Type and Number Capital Fund Program No: MD39-P004-501-11 Replacement Housing Factor Grant No:	Federal FFY of Grant: 2011
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MD 4-22 KEN GAR MD 4-26 PARKWAY WOODS	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450						
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460						
Lead Base Paint and Asbestos	1460						
Roofs and Aluminum Siding	1460						
Windows, Doors and Entry Locks	1460	24	38,000.00				
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460						
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460						
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property							
			38,000.00	0.00	0.00	0.00	

**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 04/30/2011**

04/14/11

Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunitis Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 4-30 TOWNE CENTRE PLACE MD 4-32 SANDY SPRING MEADOW	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450						
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460						
Lead Base Paint and Asbestos	1460						
Roofs and Aluminum Siding	1460						
Windows, Doors and Entry Locks	1460						
Kitchen Renovation	1460						
Bath Renovation	1460						
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460						
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460						
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	50	140,000.00				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460						
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460						
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1						
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property			140,000.00	0.00	0.00	0.00	

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

04/14/11

**U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 0-03 SCATTERED SITES GAITHERSBURG	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	4	2,500.00				
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	500.00				
Lead Base Paint and Asbestos	1460	4	2,000.00				
Roofs and Aluminum Siding	1460	4	5,000.00				
Windows, Doors and Entry Locks	1460	4	9,000.00				
Kitchen Renovation	1460	4	15,000.00				
Bath Renovation	1460	4	10,000.00				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	5,000.00				
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460	4	1,000.00				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	7,000.00				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	2,500.00				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460	4	500.00				
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1	1	1,000.00				
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property			61,000.00	0.00	0.00	0.00	

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

04/14/11

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
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Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name:		Grant Type and Number				Federal FFY of Grant:	
Housing Opportunites Commission of Montgomery County, Maryland		Capital Fund Program No: MD39-P004-501-11		CFFP (Yes/No):		2011	
		Replacement Housing Factor Grant No:					
MD 0-04 SCATTERED SITES NORTH	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
General Description of Major Work Categories							
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	4	2,500.00				
504 Compliance - Common Areas	1450						
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	4	500.00				
Lead Base Paint and Asbestos	1460	4	2,000.00				
Roofs and Aluminum Siding	1460	4	5,000.00				
Windows, Doors and Entry Locks	1460	4	9,000.00				
Kitchen Renovation	1460	4	15,000.00				
Bath Renovation	1460	4	10,000.00				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	4	5,000.00				
Window Coverings - Roller Shades, Venetian Blinds	1460						
Painting - Interior and Exterior/Code Violations	1460	4	1,000.00				
HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	1460	4	7,000.00				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	4	2,500.00				
Electrical - Lights, GFI's. Re-wiring, Security Systems	1460	4	500.00				
Elevator Safety	1460						
Smoke Detectors	1460						
Retail Metering	1460						
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460						
Dwelling Equipment							
Ranges/Refrigerators	1465.1	1	1,000.00				
Garbage Disposals	1465.1						
Washers and Dryers	1465.1						
Water Heaters	1465.1						
Non-Dwelling Structures							
Management Office/Community Rooms	1470						
Non-Dwelling Equipment							
Vehicles	1475						
Debt Service							
	1501						
Total Physical Needs for This Property			61,000.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program
 04/14/11

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
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Part II: Supporting Pages - CFP YEAR TWENTY 2011

PHA Name: Housing Opportunites Commission of Montgomery County, Maryland	Grant Type and Number Capital Fund Program No: MD39-P004-501-11 Replacement Housing Factor Grant No:	CFPP (Yes/No):	Federal FFY of Grant: 2011
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SUMMARY OF PHYSICAL NEEDS ONLY General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Site Improvements							
Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	1450	24	82,500.00				
504 Compliance - Common Areas	1450	0	0.00				
Dwelling Structures							
504 Compliance - Unit retrofit, etc.	1460	21	27,500.00				
Lead Base Paint and Asbestos	1460	30	60,000.00				
Roofs and Aluminum Siding	1460	21	75,000.00				
Windows, Doors and Entry Locks	1460	44	83,000.00				
Kitchen Renovation	1460	22	95,000.00				
Bath Renovation	1460	22	70,000.00				
Floor Coverings - Carpet, Vinyl, Wood, Refinishing	1460	20	25,000.00				
Window Coverings - Roller Shades, Venetian Blinds	1460	0	0.00				
Painting - Interior and Exterior/Code Violations	1460	20	5,000.00				
HVAC - Boiler, Chiller, Furnace, Heatpump, etc.	1460	70	175,000.00				
Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	1460	22	142,500.00				
Electrical - Lights, GFI's, Re-wiring, Security Systems	1460	20	2,623.00				
Elevator Safety	1460	0	0.00				
Smoke Detectors	1460	0	0.00				
Retail Metering	1460	0	0.00				
Structural - Foundation, Beams, Joists, Trusses, Masonry, etc.	1460	1	10,000.00				
Dwelling Equipment							
Ranges/Refrigerators	1465.1	5	5,000.00				
Garbage Disposals	1465.1	0	0.00				
Washers and Dryers	1465.1	0	0.00				
Water Heaters	1465.1	0	0.00				
Non-Dwelling Structures							
Management Office/Community Rooms	1470	2	10,000.27				
Non-Dwelling Equipment							
Vehicles	1475	0	0.00				
	1475	0	0.00				
Debt Service							
	1501	0	312,531.73				
				0.00	0.00	0.00	
				0.00	0.00	0.00	
Total Physical Needs for This Property			1,180,655.00	0.00	0.00	0.00	

	ORIGINAL	REVISED	OBLIGATED	EXPENDED	EXPENDED
site	1450	82,500.00	0.00	0.00	0.00
dwelling	1460	770,623.00	0.00	0.00	0.00
dwelling equip	1465.1	5,000.00	0.00	0.00	0.00
non-dwelling	1470	10,000.27	0.00	0.00	0.00
nd-equipment	1475	0.00	0.00	0.00	0.00
debt. Serv.	1501	312,531.73	0.00	0.00	0.00
		1,180,655.00	0.00	0.00	0.00
OVERHD		610,000.00	0.00	0.00	0.00
Op sub		300,000.00	0.00	0.00	0.00
total		2,090,655.00	0.00	0.00	0.00
tot grant		2,090,655.00	2,090,655.00	2,090,655.00	2,090,655.00
diff		0.00	2,090,655.00	2,090,655.00	2,090,655.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

04/11/11

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PHA Name: Housing Opportunities Commission		Locality: (City/County & State) Kensington/ Montgomery County, Maryland				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
A. Development Number/Name	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 2016	
SEE ATTACHED PAGE	SEE ANNUAL STATEMENT	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE	SEE ATTACHED PAGE	
B. Physical Improvements Subtotal		16,664,700	14,672,000	15,221,600	13,979,000	
C. Managements Improvements		143,000	150,000	157,000	94,000	
D. PHA-Wide Nondwelling Structures and Equipment		20,000	0	100,000	240,000	
E. Administration		247,762	247,762	247,762	247,762	
F. Other A & E		330,000	330,000	330,000	330,000	
G. Operations		300,000	300,000	300,000	300,000	
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service		311,964	312,532	312,575	314,093	
K. Total CFP Funds		18,017,426	16,012,294	16,668,937	15,504,855	
L. Total Non-CFP Funds		1,250,000	1,250,000	1,250,000	1,250,000	
M. Grand Total		19,267,426	17,262,294	17,918,937	16,754,855	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	50,000	5,000	5,000	5,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				350,000
	Windows, Doors, and Entry Locks			500,000	200,000
	Kitchen Renovation				
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	140,000	140,000	140,000	140,000
	Window Coverings - Roller Shades and Venetian Blinds		40,000	40,000	40,000
	Painting - Interior and Exterior	40,000	40,000	40,000	40,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	500,000	500,000	500,000	500,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	2,700,000	400,000	100,000	10,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	40,000	20,000	20,000	10,000
	Elevator Safety			500,000	500,000
	Life Safety		24,000	24,000	
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	185,000	100,000	50,000	50,000
	Dwelling Equipment				
Ranges/Refrigerators		80,000	80,000		
Garbage Disposals				40,000	
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms			50,000	50,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	3,695,000	1,389,000	2,089,000	1,975,000

Part II: Supporting Pages-Work Activities
Stimulus 5 Year Plan
 Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name: MD4-4 EMORY GROVE MD4-5 WASHINGTON SQUARE	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	115,000	100,000	100,000	10,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding		50,000	50,000	50,000
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation		100,000	100,000	100,000
	Bath Renovation		50,000	50,000	100,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	80,000	80,000	80,000	80,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	50,000	50,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	200,000	200,000	100,000	100,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	50,000	50,000		
	Electrical - Lights, GFI's, Re-wiring, Security Systems	25,000	20,000	20,000	20,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors		15,000	15,000	
	Retail Metering			275,000	125,000
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators	15,000	15,000	15,000		
Garbage Disposals		20,000			
Washers/Dryers	5,000	5,000	5,000	5,000	
Water Heaters	10,000	10,000	10,000	10,000	
Non-Dwelling Structures					
Management Office/Community Rooms			25,000	50,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	600,000	815,000	945,000	950,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	15,000	10,000	5,000	5,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding	25,000			
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation				50,000
	Bath Renovation				50,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	5,000	5,000	5,000	5,000
	Window Coverings - Roller Shades and Venetian Blinds	5,000	5,000	5,000	5,000
	Painting - Interior and Exterior	5,000	5,000	5,000	5,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.			50,000	
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	5,000	5,000		100,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	5,000	20,000	5,000	5,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors				
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators				25,000	
Garbage Disposals				40,000	
Washers/Dryers	1,000	1,000	1,000	1,000	
Water Heaters	1,000	1,000	1,000	1,000	
Non-Dwelling Structures					
Management Office/Community Rooms				10,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	107,000	92,000	117,000	542,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	175,000	10,000	10,000	10,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.		40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation			10,000	10,000
	Bath Renovation			10,000	10,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	40,000	30,000	30,000	30,000
	Window Coverings - Roller Shades and Venetian Blinds	20,000	20,000	20,000	20,000
	Painting - Interior and Exterior	20,000	20,000	20,000	20,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	250,000	250,000	250,000	250,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	75,000	75,000	150,000	150,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	100,000	20,000	12,500	12,500
	Elevator Safety			300,000	300,000
	Life Safety		5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	215,700		250,000	
	Dwelling Equipment				
Ranges/Refrigerators	25,000	25,000	25,000		
Garbage Disposals	10,000	10,000		40,000	
Washers/Dryers					
Water Heaters					
Non-Dwelling Structures					
Management Office/Community Rooms				10,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	930,700	505,000	1,132,500	1,107,500

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Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	50,000		30,000	30,000
	504 Compliance - Common Areas	100,000			
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation			25,000	25,000
	Bath Renovation			25,000	25,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	25,000	30,000	50,000	50,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	40,000	40,000	40,000	40,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.			200,000	200,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	35,000	35,000	35,000	35,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	35,000	20,000	5,000	5,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering	100,000	150,000		
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
	Ranges/Refrigerators				50,000
	Garbage Disposals	5,000	5,000		40,000
	Washers/Dryers	20,000	20,000	20,000	20,000
	Water Heaters	5,000	10,000	10,000	15,000
	Non-Dwelling Structures				
	Management Office/Community Rooms				25,000
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service		225,801	226,323	226,051	225,510
Total CFP Estimated Cost for this Property		695,801	591,323	721,051	1,040,510

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Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	50,000	50,000	17,500	17,500
	504 Compliance - Common Areas				25,000
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	20,000	20,000	20,000	20,000
	Roofs and Aluminum Siding				350,000
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation			6,000	10,000
	Bath Renovation			5,000	6,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing		50,000		
	Window Coverings - Roller Shades and Venetian Blinds				21,000
	Painting - Interior and Exterior	10,000	10,000	10,000	10,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	300,000	300,000		
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	450,000	2,660,000	50,000	50,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	50,000	50,000	12,500	12,500
	Elevator Safety			500,000	500,000
	Life Safety	200,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.			10,000	10,000
	Dwelling Equipment				
	Ranges/Refrigerators	60,000	60,000		
	Garbage Disposals	8,000	8,000	8,000	8,000
	Washers/Dryers				
	Water Heaters				
	Non-Dwelling Structures				
Management Office/Community Rooms	20,000				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,208,000	3,263,000	705,000	1,285,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.				20,000
	504 Compliance - Common Areas				
	Dwelling Structures 504 Compliance - Unit Retrofit, etc.	10,000	10,000	10,000	10,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding			350,000	
	Windows, Doors, and Entry Locks				200,000
	Kitchen Renovation				5,000
	Bath Renovation				5,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	10,000	10,000	10,000	10,000
	Window Coverings - Roller Shades and Venetian Blinds				50,000
	Painting - Interior and Exterior	25,000	25,000	25,000	25,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.		100,000	110,600	200,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	35,000	35,000	100,000	200,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	25,000	20,000	12,500	12,500
	Elevator Safety			350,000	350,000
	Life Safety	75,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment Ranges/Refrigerators			50,000	50,000
	Garbage Disposals	15,000	15,000		
	Washers/Dryers				
Water Heaters					
Non-Dwelling Structures Management Office/Community Rooms				50,000	
Non-Dwelling Equipment Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service		86,163	86,209	86,524	88,583
	Total CFP Estimated Cost for this Property	281,163	306,209	1,109,624	1,281,083

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Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name: MD4-22 KEN GAR MD4-26 PARKWAY WOODS	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	100,000			50,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	5,000	5,000	5,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding				100,000
	Windows, Doors, and Entry Locks	20,000	20,000		200,000
	Kitchen Renovation			20,000	40,000
	Bath Renovation			20,000	40,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	5,000	5,000	38,000	38,000
	Window Coverings - Roller Shades and Venetian Blinds	5,000	5,000	5,000	5,000
	Painting - Interior and Exterior	7,000	7,000	7,000	7,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.		19,000	38,000	38,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	20,000	20,000		
	Electrical - Lights, GFI's, Re-wiring, Security Systems	20,000	20,000		
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	1,000	1,000	1,000	1,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.				
	Dwelling Equipment				
Ranges/Refrigerators			20,000	20,000	
Garbage Disposals	5,000	5,000			
Washers/Dryers				10,000	
Water Heaters	5,000	5,000	5,000	5,000	
Non-Dwelling Structures					
Management Office/Community Rooms				25,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	228,000	112,000	159,000	584,000

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Prepared April 14, 2011

Activities for Year 1	Development Number/Name: MD4-30 TOWNE CENTRE PLACE MD4-32 SANDY SPRING MEADOW	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	70,000	80,000	80,000	80,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos				
	Roofs and Aluminum Siding			100,000	100,000
	Windows, Doors, and Entry Locks				
	Kitchen Renovation				100,000
	Bath Renovation				
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	50,000	50,000	50,000	50,000
	Window Coverings - Roller Shades and Venetian Blinds		10,000	10,000	10,000
	Painting - Interior and Exterior	25,000	25,000	25,000	25,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	20,000	20,000	500,000	20,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	50,000	50,000	500,000	5,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	50,000	20,000	10,000	10,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	2,000	2,000	2,000	2,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	100,000	100,000		
	Dwelling Equipment				
Ranges/Refrigerators			25,000	30,000	
Garbage Disposals	5,000	5,000	5,000	5,000	
Washers/Dryers			10,000	10,000	
Water Heaters	4,000	4,000	4,000	4,000	
Non-Dwelling Structures					
Management Office/Community Rooms			25,000	20,000	
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	416,000	406,000	1,386,000	511,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	MD-001 SCATTERED SITES CENTRAL				
	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	500,000	500,000	500,000	500,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	200,000	200,000	200,000	200,000
	Windows, Doors, and Entry Locks	100,000	100,000	100,000	200,000
	Kitchen Renovation	125,000	125,000	125,000	125,000
	Bath Renovation	125,000	125,000	125,000	125,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	60,000	60,000	60,000	60,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	60,000	60,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	152,000	150,000	150,000	150,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	135,000	60,000	60,000	60,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	20,000	20,000	15,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	40,000	30,000	20,000
	Dwelling Equipment				
	Ranges/Refrigerators	30,000	30,000	30,000	54,000
Garbage Disposals	5,000	5,000	5,000	40,000	
Washers/Dryers	25,000	25,000	20,000	20,000	
Water Heaters	100,000	100,000			
Non-Dwelling Structures					
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,857,000	1,650,000	1,545,000	1,689,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	500,000	500,000	500,000	500,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	200,000	200,000	200,000	200,000
	Windows, Doors, and Entry Locks	100,000	100,000	100,000	200,000
	Kitchen Renovation	125,000	125,000	125,000	125,000
	Bath Renovation	125,000	125,000	125,000	125,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	60,000	60,000	60,000	60,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	60,000	60,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	152,000	150,000	150,000	150,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	135,000	60,000	60,000	60,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	20,000	20,000	15,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	40,000	30,000	20,000
	Dwelling Equipment				
	Ranges/Refrigerators	30,000	30,000	30,000	54,000
	Garbage Disposals	5,000	5,000	5,000	40,000
	Washers/Dryers	25,000	25,000	20,000	20,000
	Water Heaters	100,000	100,000		
	Non-Dwelling Structures				
	Management Office/Community Rooms				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,857,000	1,650,000	1,545,000	1,689,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	500,000	500,000	500,000	500,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	200,000	200,000	200,000	200,000
	Windows, Doors, and Entry Locks	100,000	100,000	100,000	200,000
	Kitchen Renovation	125,000	125,000	125,000	125,000
	Bath Renovation	125,000	125,000	125,000	125,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	60,000	60,000	60,000	60,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	60,000	60,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	152,000	150,000	150,000	150,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	135,000	60,000	60,000	60,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	20,000	20,000	15,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	40,000	30,000	20,000
	Dwelling Equipment				
	Ranges/Refrigerators	30,000	30,000	30,000	54,000
	Garbage Disposals	5,000	5,000	5,000	40,000
Washers/Dryers	25,000	25,000	20,000	20,000	
Water Heaters	100,000	100,000			
Non-Dwelling Structures					
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,857,000	1,650,000	1,545,000	1,689,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

Activities for Year 1	Development Number/Name:	21 Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	22 Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	23 Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	24 Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	MD-004 SCATTERED SITES NORTH				
	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	500,000	500,000	500,000	500,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	200,000	200,000	200,000	200,000
	Windows, Doors, and Entry Locks	100,000	100,000	100,000	200,000
	Kitchen Renovation	125,000	125,000	125,000	125,000
	Bath Renovation	125,000	125,000	125,000	125,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	60,000	60,000	60,000	60,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	60,000	60,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	152,000	150,000	150,000	150,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	135,000	60,000	60,000	60,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	20,000	20,000	15,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	40,000	30,000	20,000
	Dwelling Equipment				
	Ranges/Refrigerators	30,000	30,000	30,000	54,000
	Garbage Disposals	5,000	5,000	5,000	40,000
	Washers/Dryers	25,000	25,000	20,000	20,000
	Water Heaters	100,000	100,000		
	Non-Dwelling Structures				
Management Office/Community Rooms					
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,857,000	1,650,000	1,545,000	1,689,000

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Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	500,000	500,000	500,000	500,000
	504 Compliance - Common Areas				
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	10,000	5,000	5,000	5,000
	Roofs and Aluminum Siding	200,000	200,000	200,000	200,000
	Windows, Doors, and Entry Locks	100,000	100,000	100,000	200,000
	Kitchen Renovation	125,000	125,000	125,000	125,000
	Bath Renovation	125,000	125,000	125,000	125,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	60,000	60,000	60,000	60,000
	Window Coverings - Roller Shades and Venetian Blinds	10,000	10,000	10,000	10,000
	Painting - Interior and Exterior	50,000	50,000	60,000	60,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	152,000	150,000	150,000	150,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	135,000	60,000	60,000	60,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	135,000	20,000	20,000	15,000
	Elevator Safety				
	Smoke Detectors and CO-2 Detectors	5,000	5,000	5,000	5,000
	Retail Metering				
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	50,000	40,000	30,000	20,000
	Dwelling Equipment				
	Ranges/Refrigerators	30,000	30,000	30,000	54,000
	Garbage Disposals	5,000	5,000	5,000	40,000
	Washers/Dryers	25,000	25,000	20,000	20,000
	Water Heaters	100,000	100,000		
	Non-Dwelling Structures				
	Management Office/Community Rooms				
Non-Dwelling Equipment					
Computers, etc.					
Vehicles					
Development					
Capital Fund Financing and Debt Service					
	Total CFP Estimated Cost for this Property	1,857,000	1,650,000	1,545,000	1,689,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Stimulus 5 Year Plan

Prepared April 14, 2011

		21	22	23	24
Activities for Year 1	Development Number/Name:	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013	Activities for Year 3 FFY Grant: 2013 PHA FY: 2014	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015	Activities for Year 5 FFY Grant: 2015 PHA FY: 2016
	****SUMMARY PHYSICAL NEEDS ONLY****				
	Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Site Improvements				
	Lighting, Walks/Parking Lot, Landscaping, Fencing, etc.	3,125,000	2,755,000	2,747,500	2,727,500
	504 Compliance - Common Areas	100,000	0	0	25,000
	Dwelling Structures				
	504 Compliance - Unit Retrofit, etc.	40,000	40,000	40,000	40,000
	Lead Base Paint and Asbestos	70,000	45,000	45,000	45,000
	Roofs and Aluminum Siding	1,025,000	1,050,000	1,500,000	1,950,000
	Windows, Doors, and Entry Locks	520,000	520,000	1,000,000	200,000
	Kitchen Renovation	625,000	725,000	786,000	965,000
	Bath Renovation	625,000	675,000	735,000	861,000
	Floor Coverings - Carpet, Vinyl, Wood, Refinishing	655,000	700,000	703,000	703,000
	Window Coverings - Roller Shades and Venetian Blinds	100,000	150,000	171,000	221,000
	Painting - Interior and Exterior	472,000	472,000	522,000	522,000
	HVAC - Boiler, Chiller, Furnance, Heatpump, etc.	2,030,000	2,139,000	2,498,600	2,058,000
	Mechanical/Plumbing-Valves, Guages, Pipes, Sprinklers, Controls	4,095,000	3,630,000	1,235,000	850,000
	Electrical - Lights, GFI's, Re-wiring, Security Systems	1,025,000	20,000	197,500	162,500
	Elevator Safety	0	0	1,650,000	1,650,000
	Smoke Detectors and CO-2 Detectors	308,000	87,000	87,000	48,000
	Retail Metering	100,000	150,000	275,000	125,000
	Structural - Foundations, Beams, Joists, Trusses, Masonry, etc.	750,700	410,000	460,000	160,000
	Dwelling Equipment				
	Ranges/Refrigerators	250,000	330,000	365,000	445,000
	Garbage Disposals	73,000	93,000	38,000	40,000
	Washers/Dryers	151,000	151,000	136,000	146,000
	Water Heaters	525,000	530,000	30,000	35,000
	Non-Dwelling Structures				
	Management Office/Community Rooms	20,000	0	100,000	240,000
	Non-Dwelling Equipment				
Computers, etc.	0	0	0	0	
Vehicles	0	0	0	0	
Development	0	0	0	0	
Capital Fund Financing and Debt Service	311,964	312,532	312,575	314,093	
Total CFP Estimated Cost for this Property		17,446,664	15,729,532	16,089,175	17,721,093

Physical Improvements	16,664,700	14,672,000	15,221,600	13,979,000
Non-Dwelling Structures	20,000	0	100,000	240,000
Non-Dwelling Equipment	0	0	0	0
Capital Fund Financing and Debt Service	311,964	312,532	312,575	314,093
	<u>16,996,664</u>	<u>14,984,532</u>	<u>15,634,175</u>	<u>14,533,093</u>

Capital Fund Program Five-Year Action Plan
 Part III: Supporting Pages
 Management Needs Work Statement(s)

Prepared April 14, 2011

Prepared April 14, 2011		21	22	23	24
Year 1		Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 2016
	General Description of Major Work Categories	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
SEE ANNUAL STATEMENT	Modernization - Project Manager - Mold/Hazardous Materials	83,000	85,000	87,000	89,000
	Accountant	60,000	65,000	70,000	75,000
					5,000
	Total Estimated Cost	143,000	150,000	157,000	94,000

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

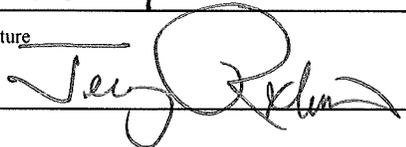
Housing Opportunities Commission
PHA Name

MD004
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20__ - 20__

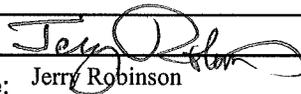
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official <u>Jerry Robinson</u>	Title <u>Acting Executive Director</u>
Signature 	Date <u>4/12/2011</u>

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: MD 4,6,7	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: Capital Fund CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> Housing Opportunities Commission 10400 Detrick Ave Kensington MD 20895	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Jerry Robinson Title: Acting Executive Director Telephone No.: 240-773-9020 Date: 4/12/2011	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Opportunities Commission

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

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

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

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

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

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

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

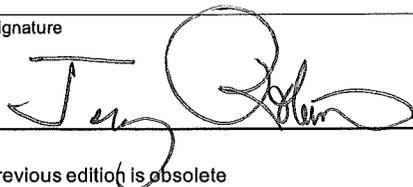
Name of Authorized Official

Jerry Robinson

Title

Acting Executive Director

Signature



Date (mm/dd/yyyy)

4/12/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Opportunities Commission

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

(1) Abide by the terms of the statement; and

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

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

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

10400 Detrick Ave
Kensington MD 20895

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

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

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

Name of Authorized Official

Jerry Robinson

Title

Acting Executive Director

Signature

X

Date

4/12/2011

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Opportunities Commission

MD004

 PHA Name

 PHA Number/HA Code

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

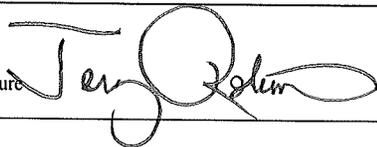
Name of Authorized Official

Jerry Robinson

Title

Acting Executive Director

Signature



Date

4/12/2011

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

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

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

I, Joseph Giloley the Chief, Housing and Code Enforcement - DHCA certify that the Five Year and Annual PHA Plan of the Housing Opportunities Commission is consistent with the Consolidated Plan of Montgomery County, MD prepared pursuant to 24 CFR Part 91.

Joseph T. Giloley 14 April 2011

Signed / Dated by Appropriate State or Local Official

Joseph T. Giloley
CHIEF, Division of Housing
And Code Enforcement
DHCA