

2012 AGENCY PLAN

*Housing Authority
of
Prince George's County,
Maryland*

*PHA Plans
5 Year Plan for Fiscal Years 2011 – 2016
Annual Plan for Fiscal Year 2012*

*Eric C. Brown
Acting Executive Director*

Revised 06.10.2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Prince George's County

Program/Activity Receiving Federal Grant Funding

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 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; e.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.)

1100 Owens Road, Oxon Hill, Prince George's County, Maryland 20745

Marlborough Towne, 1849 Tanow Place, District Heights, Prince George's County, Maryland 20747

Kimberly Gardens, 9214 Cherry Lane, Laurel, Prince George's County, Maryland 20718

Cottage City Towers, 4142 Bunker Hill Road, Cottage City, Prince George's County, Maryland 20772

Rollingcrest Villages, 5659 Sargent Road, Hyattsville, Prince George's County, Maryland 20785

Glassmanor, Marcy Avenue, Oxon Hill, Prince George's County, Maryland 20745

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)

Signature of Authorized Official
Eric C. Brown

Title Acting Executive Director

Signature

Date

March 28, 2011

Certification of Payments to Influence Federal Transactions

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

Housing Authority of Prince George's County

Applicant Name

Housing Authority of Prince George's County

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

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

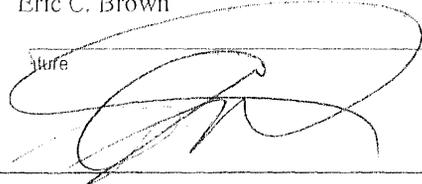
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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

Name of Authorized Official

Eric C. Brown

Signature



Title

Acting Executive Director

Date (mm/dd/yyyy)

03/28/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Streamlined 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 streamlined Annual PHA Plan for PHA fiscal year beginning July 1, 2011, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual 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 streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual 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.
5. 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.
 - For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 09-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
6. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. 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.
8. 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.
9. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
10. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24-CFR 5.105(a).
13. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

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

Acting on behalf of the Board of Commissioners of the 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 X standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning July 1, 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.

The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MFCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

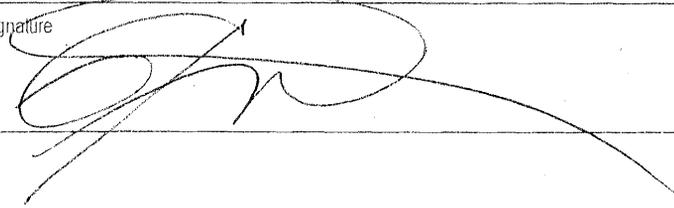
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of Prince George's County
PHA Name

MD39-P015
PHA Number/HIA Code

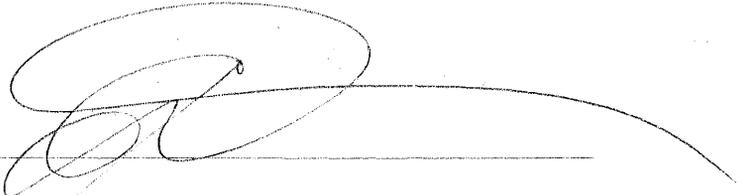
- Standard PHA Plan for Fiscal Year: 2011
- Standard Five-Year PHA Plan for Fiscal Years 2010 - 2015, including Annual Plan for FY 2011
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

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 Eric C. Brown	Title Acting Executive Director
Signature 	Date March 28, 2011

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

I, Eric C. Brown the Acting Executive Director, Dept of Housing & Comm. Dev. certify
that the Five Year and Annual PHA Plan of the IIA of Prince George's County is
consistent with the Consolidated Plan of Prince George's County, Maryland prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

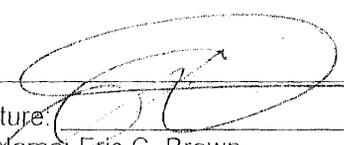
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> 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 type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
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 reported to the Congress semi-annually and 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: <u>Eric C. Brown</u> Title: <u>Acting Executive Director</u> Telephone No.: <u>301-883-5531</u> Date: <u>March 28, 2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make a commitment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification Regarding Lobbying

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

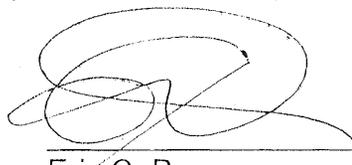
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection 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 any 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-LL, "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 grant, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of Fact upon 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 1342, 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 \$100,000 for each such failure.

Signature of PHA
Representative:


Eric C. Brown
Acting Executive Director

Name of HA:

Prince George's County Housing Authority

Name of Signatory
(Print or Type):

Eric C. Brown

Date Signed:

 3/29/11

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

PHA Plans

5 Year Plan for Fiscal Years 2011 - 2016

Annual Plan for Fiscal Year 2012

(md015v12r & md015a12r)

Transmitted: 04/15/2011
Revised: 06/10/2011
Form HUD 50075

**PHA Plan
Annual Agency Plan Update
Agency Identification**

PHA Name: Housing Authority of Prince George's County

PHA Number: MD39-P015 (MD015)

PHA Fiscal Year Beginning: 07/2012 (07/01/2011 – 06/30/2012)

Annual Plan Type:

Standard Plan

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5.0 Five-Year Plan:

5-YEAR PLAN (ROLLING-BASE)
PHA FISCAL YEARS 2011 – 2016
[24 CFR Part 903.5]

5-Year & Annual Agency Plan

PLAN INTRODUCTION

The 5-Year Plan describes the Housing Authority of Prince George's County's goals and objectives to address priority needs related to decent, sanitary and affordable housing. The County supports HUD's goal to develop a suitable living environment that will benefit and low and moderate-income persons. The specific objectives of this Plan are consistent with the County's Consolidate Plan which are to:

- Provide supportive services to homeless populations;
- Provide supportive housing services to non-homeless populations with special needs;
- Improve and/or expand community facilities and infrastructure for residents; and
- Provide new and/or improved public services for residents.

Over the next 5-Years, the priorities of the County's Consolidated Plan remain consistent with HUD's strategic Goals and Objectives and those emphasized in recent legislation. A summary of those priorities are:

Goal 1: To stabilize and increase housing opportunities for low and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.

Goal 2: To improve the safety and livability of neighborhoods principally for low and moderate-income persons.

Goal 3: To support employment opportunities for low and moderate-income persons, small businesses, and community revitalization activities by creating and/or job retentions, and small business assistance.

Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provided is a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Prince George's County has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the ensuing HUD requirements and is consistent with the Prince George's County 5-Year Consolidated Plan. The Executive Summary addresses plans for the 2012 Fiscal Year and accomplishments for FYE2011.

The following goals and objectives for the 5-Year Plan have been adopted:

1. Provide an improved living environment
2. Improve the quality of assisted housing
3. Promote self-sufficiency and asset development of assisted households
4. Ensure equal opportunity and affirmatively further fair housing
5. Create a greater balance of housing types and values throughout the County
6. Expand homeownership opportunities for all residents regardless of race, gender, color, national origin, familial status or disability
7. Develop a range of quality housing for all households including families, the elderly, persons with disabilities, the homeless and those with HIV/AIDS
8. Create safe, well planned, attractive residential communities

The Authority continues to implement and coordinate its goals and HUD's goals into program operations. Senior staff continued to participate in the goal setting and strategizing to meet objectives, set tasks/strategies, and establish new milestones to form the framework for the Authority operations. Described in the following table are significant accomplishments and strategies that outline the direction of the Authority:

GOAL 1

Achieve financial stability in the entire Department.

GOAL 2

Implement new software to maximize productivity and efficiency. Consider other technologies to maximize the use of the IT System so that it enables and empowers users to accomplish their tasks.

GOAL 3

Continue developing a strategic plan that analyzes the Department's human resources and organizational structure.

GOAL 4

Develop more effective communication between divisions, employees, Office of the County Executive and the general public.

GOAL 5

Continue implementing programs that result in improved quantitative measurements.

GOAL 6

Continue implementing quality single and multi-family developments that improve the quality of life for the citizens of Prince George's County.

5.1 MISSION

PHA's Mission

- The mission of the Housing Authority of Prince George's County is to expand access to a broad range of quality housing, create safe, well planned, attractive residential communities, and enable families to become self-sufficient and communities to become stable.

The beneficiaries of our efforts are individuals and families with housing or community improvement needs. Special emphasis is given to low and moderate income people who live in the County.

We carry out our mission through aggressive financing; innovative planning; and productive partnerships with the public, private and community based organizations.

5.2 GOALS AND OBJECTIVES

PHA's Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. Additionally, the Housing Authority has identified quantifiable measures of success in reaching its objectives over the course of the 5 Years.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- HA has: Multi-Family Tax Exempt Bond and Second Mortgage Home Programs.

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management:
- Improve voucher management: (through quality control inspections)

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (e.g., public housing finance; voucher unit inspections; REAC inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: (McGuire House Demolition, (02/04/2008))
- Provide replacement vouchers:

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program:
- Maintain project-based vouchers—Target the elderly, VAWA & VASH.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Encourage deconcentration through landlord and client briefing materials

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- 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.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Continue affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Maintain 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:

PHA's Objectives

HOUSING AUTHORITY – PROJECT MEASUREMENTS

1. Develop or Dispose of Authority Owned Property

- Finalize plan for disposition of McGuire House including resubmitting application to the HUD Strategic Application Center (SAC) for authorization.
- Sell less valuable properties held in the inventory with proceeds used for public housing renovations/operations.
- Seek leasable properties from the County, that Authority can manage and rent to HCV program or private market clients.

2. Improve Program Management and Administration

- Improve Standard Performer rating as observed by HUD for Housing Choice Voucher Program through continual monitoring of SEMAP indicators.
- Improve HUD designated Public Housing Assessment System (PHAS) Performance rating for the Housing Authority.
- Receive a HUD Real Estate Center (REAC) physical inspection overall score of no less than 85%.
- Update and streamline internal processes and procedures to increase staff efficiency
- Ensure the lease-up process is implemented to maintain a 95 percent or higher compliance rate.
- Conduct mandatory landlord seminars to ensure a better understanding of the program.
- Update format of monthly reports to monitor project performance as related to Asset Management.

- Review inspection contracts and RFPs to ensure compliance with HUD's HQS/UPCS requirements.
- Improve Form HUD-50058 reporting rate for both public housing and HCV at time of annual assessment to 95 percent or higher.

3. Improve Property Management

- Improve unit turn around, lease-up and make ready days by 2.5% each quarter.
- Respond and close 100% of all work orders to abate exigent conditions within 24 hours, routine within 5 days and extraordinary within 30 days.
- Process and close no less than 1,200 work orders with less than a 10% call-back rate.
- Manage completion of \$2,800,000 of construction/rehabilitation.
- Complete 100% of all renovation/construction projects on time and with less than a 15% variance in project budget and cost change orders.

4. Complete Staff Reorganization

- SEMAP Specialists have been trained and SEMAP/MTCS procedures and processes have been implemented. They will continue to be updated as required.
- Hire LTGF positions to keep up with the increasing caseload.
- Hire two staff persons to work in conjunction with the FSS and Homeownership Programs.

5. Continue Staff Training

- Ensure Section 8 Certification training for all Rental Specialists.
- Send staff to the MAHRA fall and spring conferences.
- Update Inspectors on Lead-Based Paint Training.
- Provide in-house training for Rental Specialists on application updates and adjustments.
- Provide on-going training to staff on the new Visual Homes window-based software for use with the administration and daily operations.

6. Increase Resident/Client Services

- Provide units of resident services.
- Serve 3000 hot meals at the 1100 Owens Road Nutrition Site.
- Continue collaboration with the Health Department to ensure success of Project Ship and opening of a mobile health clinics at selected properties.
- Maintain current FSS participation levels
- Hold FSS and homeownership graduation ceremony for successful participants.
- Provide staff and Resident Advisory Board (RAB) with additional resident training/seminars.

7. Improve Risk Management

- Participate in the annual Housing Authority Insurance Risk Control Management Program that includes a systematic and continuous identification of loss exposure, and an emphasis on reducing losses due to accidents, incidents, or behavior that can be managed and or predicted. This program also lowers the cost of insurance premiums. .
- Continued staff monitoring and facility analysis and recommend property improvements that comply with ADA regulations.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING POLICY GOALS AND STRATEGIES**

Housing Authority goals and objectives are consistent with the Housing and Community Development Consolidated Plan. Over the next five years, priorities of the Consolidated Plan are:

GOAL 1:

To stabilize and increase housing opportunities for 5,540 low and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.

Objective:

- DH 1.1 - Assist homeless persons to obtain permanent housing.
- DH 1.1 - Assist persons at risk of becoming homeless to obtain affordable housing.
- DH 1.1 - Assist persons with special needs to obtain affordable housing.
- DH 2.1 - Increase affordable housing options for low and moderate-income households.
- DH 3.1 - Retain the affordable housing stock.

GOAL 2:

To improve the safety and livability of neighborhoods for principally 189,975 low and moderate-income persons.

Objective:

- SL 1.1 - Improve or expand needed public services for low and moderate-income residents.
- SL 3.1 - Improve or expand public facilities and infrastructures in areas with high concentrations of low and moderate-income.

GOAL 3:

To support employment opportunities for low and moderate-income persons, small businesses, and community revitalization activities by creating and/or retaining 230 jobs and assisting 660 small businesses.

Objective:

- EO 1.1 - Expand access to employment opportunities for low and moderate-income residents.
- EO 2.1 - Increase affordable options for new and existing businesses.
- EO 3.1 - Support community revitalization strategies that will stabilize and expand small businesses (including micro-businesses).

6.0 (a) PHA Plan Update:

Staff are required to discuss with residents and receive feedback on contents of changes in policies or procedures. Included are PHA Plan elements that have been revised by the Housing Authority since its last Annual Plan submission.

This document outlines the planned program operation for public housing and Section 8. The Annual Plan includes the activities of both programs for the coming year beginning with the Authority's fiscal year starting July 1, 2011. It also details modernization and rehabilitation activities that will be undertaken in the Capital Grant Fund (CFP) during the coming year and over the next five years.

To meet the HUD requirement, staff conferred with residents by holding meetings at each site and presenting the plan to the Residents' Advisory Board (RAB) at their quarterly meeting prior to issuing the final draft. A public hearing was advertised in the local newspaper of record, but as in previous years, no one attended the meeting. Residents' comments are noted and reviewed in the last section, but they raised no issues that required changes to the Plan.

6.0 (b) Public Access to Information:

Information regarding any activities outlined in this plan can be obtained by contacting the main administrative office of the Housing Authority. The PHA Plans (including attachments) are available for public inspection at:

Main administrative office of the PHA
9400 Peppercorn Place, Largo, MD 20774

PHA development management offices:

1100 Owens Road
100 Owens Road
Oxon Hill, MD 20745

Marlborough Towne
1849 Tanow Place
District Heights, MD 20747

Kimberly Gardens
9214 Cherry Lane
Laurel, MD 20718

Cottage City Towers
4142 Bunker Hill Road
Cottage City, MD 20772

Rollingcrest Villages
5659 Sargent Road
Hyattsville, MD 20782

- PHA website
PHA Plans are expected to be loaded to the Authority's Website by the close of FY2012.

PHA PLAN ELEMENTS

In addition to items captured in the 2012 Annual Plan template, the Authority has outlined plan elements that have been revised since submission of its last 5-Year and Annual Plans. Updates cover HUD mandatory program requirements, as well as Agency initiated policy and procedure changes. PHA Plan Element updates are as follows:

HUD Mandatory Requirement(s) Program Changes:

Amendments to the Admissions & Occupancy Policy (ACOP) - Updates

Effective Use of the Enterprise Income Verification (EIV) System's Deceased Tenants Report Notice: PIH 2010-50 (HA)

On December 30, 2010, HUD issued a notice to explain procedures Public Housing Agencies that are required to use with families with deceased household members.

The Housing Authority of Prince George's County will implement procedures outlined in the Notice to ensure accurate data to HUD via the Public and Indian Housing Information Center (PIC) and ensure that subsidy overpayments are not made on behalf of deceased single member households. Overpayments will be recouped.

Guidance on IMS/PIC Development Sub-Module Reporting and Validation

Notice: PIH-2011-7 (HA)

This notice requires PHAs to ensure that information submitted and maintained in the Inventory Management System/PIH Information Center (IMS/PIC) Development Sub-Module is accurate, timely, and reliable. Information provided in the Sub-Module affects the Authority's funding, performance scores, and portfolio management.

As part of HUD's 2010-2015 Strategic Plan, the Department has set a goal to "Expand the supply of affordable rental homes where most needed." The strategy for achieving this goal includes developing new units, reoccupying modernized and vacant units, and reducing the number of HUD-approved vacancies and excessive non-dwelling units. It is the mission of the Authority to increase occupancy and to ensure accurate data is reported timely to the IMS/PIC Development Sub-Module.

The first step for Housing Authorities is to seek HUD Approval for Categories and Sub-Categories of units determined to be eligible under Operating Fund calculations in accordance with PIH Notice 2011-7 (HA). Included in this year's Annual Plan is the Authority's list of units that requires HUD Approval outside of IMS/PIC. Please refer to the following table and brief explanations for the Authority's Request for HUD's IMS/PIC Approval.

Housing Authority of Prince George's County (MD015)
IMS/PIC Table
Public Housing Utilization Project – Occupied/Employee

AMP #	PIC UNIT#	Entrance #	Bldg #	Address
MD015015002	O00108	01	01	1100 Owens Road 1100 Owens Road, #108 - Oxon Hill, MD 20745
#108 Live On Site Manager.				Category: Occupied Sub-Category: Employee
MD015015002	O00118	01	01	1100 Owens Road 1100 Owens Road, #118 - Oxon Hill, MD 20745
# 118 Resident Services.				Category: Non-Dwelling Sub-Category: Special Use: Self Sufficiency Activities
MD015015002	O00708	01	01	1100 Owens Road 1100 Owens Road, #708 - Oxon Hill, MD 20745
#708 Law Enforcement Officer				Category: Occupied Sub-Category: Police Officer
MD015015003	M01801	01	01	Marlborough Towne 1801 Tanow Place, District Heights, MD 20747
#1801 Law Enforcement Officer.				Category: Occupied Sub-Category: Police Officer
MD015015003	M01803	02	01	Marlborough Towne 1803 Tanow Place, District Heights, MD 20747
#1803 "Tenant" Live On Site Manager.				Category: Occupied Sub-Category: Assisted Tenant
MD015015004	K09228	07	07	Kimberly Gardens 9228 Cherry Lane, Laurel, MD 20718
#9228 Law Enforcement Officer, Deputy.				Category: Occupied Sub-Category: Police Officer
MD015015006	C00110	01	01	Cottage City Towers 4142 Bunker Hill Road, #110 - Cottage City, MD 20722
#110 Vacant Unit, Designated for a Live On Site Manager.				Category: Vacant Sub-Category: Vacant
MD015015006	C00315	01	01	Cottage City Towers 4142 Bunker Hill Road, #315 - Cottage City, MD 20722
#315 Law Enforcement Officer, Marshall .				Category: Occupied Sub-Category: Police Officer

Housing Authority of Prince George's County (MD015)
IMS/PIC Explanations
Public Housing Utilization Project – Occupied/Employee

The Housing Authority of Prince George's County is requesting HUD approval in the IMS/PIC system for the Unit Tenant Status Categories and Sub-Categories as described. Reasons for requesting disposition approval for referenced public housing units are as follows:

Category, Occupied (PIC Unit #: M01803)

- (a) Assisted Tenant - unit is occupied by a family eligible for the public housing program. As a measure in self sufficiency for the past two years, the resident, Cherice Shannon has received on-the job training in property management and has been employed as a temporary site manager at Cottage City Towers. Additionally, after business hours, she provides standby and emergency property management services for the site where she lives.

Category, Occupied (PIC Unit #: O00108)

- (b) Employee unit is occupied by full-time, non assisted PHA employees who is required to live on-site as a condition of employment.

Category, Occupied (PIC Unit #: O00708, M01801, K09228, and C00315)

- (d) Units are occupied by sworn law enforcement officers who would not otherwise be eligible for public housing occupancy. The current complement includes Prince George's County police officers, sheriff's deputies and a United States Marshall. Law enforcement officers provide security to public housing properties by their presence on-site. In consideration of below market rent, uniformed officers with marked vehicles sign a lease -employment agreement to provide security duties to assigned public housing communities. These include, but are not limited to maintaining high profile presence on site, performing daily patrols, keeping logs, interacting with residents, using arrest powers, enforcing parking and trespassing orders and making monthly written reports.

Category, Non-Dwelling: (PIC Unit #: O00118)

- (b) Special Use: Self Sufficiency Activities . This unit serves as the management office for the Resident Services Program. It houses two Resident Services staff members who provide counseling, management of on-site nutrition program, social and recreational activities, coordination and outreach to community groups, churches, civic organizations etc. on behalf of the tenant population. The staff members housed in this unit provides services for all properties.

Category, Vacant HUD Approved: (PIC Unit#: C00110)

Vacant HUD Approved: This is the only two bedroom unit at Cottage City Towers and is used to house a live-on site resident manager. The unit has been vacant since the previous manager left the position. The County is under a hiring freeze, and therefore unable to hire a permanent replacement who would be housed in the unit. The Authority has made a special request for an exception and is waiting for a response. HAPGC requests approval from the HUD Field Office to place this unit in the Sub-Category, Vacant until an employee or assisted tenant is hired.

Category, Vacant HUD Approved: (PIC Unit#: R05655)

(a) *Undergoing Modernization:* Unit #5655 has been off-line because of problems with floor settlement. One to four inch slab cracks and floors are sloped due to uneven settlements in living rooms, kitchens, and bathrooms and bedrooms. Repairs are to be performed on recommendations of architectural-engineering drawings and specifications based on Geotechnical findings and surveys.

**Lead Safe Housing Rule
Subpart L –Public Housing Programs
§35.1100**

24 CFR Part 35

The purpose of this subpart L is to establish procedures to eliminate as far as practical lead-base paint hazards in residential property assisted under the U.S. Housing Act of 1937 (42 U.S.C. 1437 *et seq.*) but not including housing assisted under Section 8 of the 1937 Act.

The rule requires that a lead-based paint inspection shall be conducted in all public housing unless a lead-based paint inspection that meets the conditions of §35.165(a) has already been completed. The rule applies to residential property constructed before 1978 and proposed to be acquired for a family project.

This is an old rule that HUD has given renewed emphasis. The Housing Authority of Prince George’s County hired the National Lead Detection Services Incorporation in 1990 to test all its family properties. The results showed no presence of lead-based paint.

Implementation of Violence Against Women Act (VAWA) and the PHA Plan

The PHA Board of Commissioners *approved* a policy of protection of victims of domestic violence (VAWA) and related amendments to the PHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

During FYB 2012, the Authority will consider adding preferences for homelessness, veterans, persons with disabilities, and domestic violence victims in the Housing Choice Voucher Program.

Housing Authority Program/Policy Changes:

The following changes/additions are proposed for public housing for FYB 2012 beginning July 1st.

Rent Increases

All live on site employees will have rent increased from \$50.00 to \$75.00 effective July 1, 2011.

Waiting List

9.0 - Managing the Waiting List

- Introduction

An applicant will not be placed on the waiting list if any member of the family has been evicted from housing assistance during the past seven (7) years because of criminal related activity. Additionally, at the discretion of the HAPGC, any household that has been terminated/evicted from housing assistance for "good cause" can be prohibited from re-applying to housing for a five (5) year period from the date of separation. This category of ineligible applicants includes, but is not limited to, those who are evicted for non-payment of rent, lease violators and lease non-compliance. The Housing Authority reserves the right to prohibit an individual from being placed on the waiting list until the five (5) year period has expired, and the debt has been satisfied.

Pet Policy

18.0 - Pet Policy

The Pet Policy as implemented by the Housing Authority of Prince George's County complies with 24 CFR Subpart C- Section 5.303: Exclusion for animals that assist, support or provide services to persons with disabilities.

The Pet Policy of the Housing Authority specifically does not apply to animals that assist, support, or provide services to persons with disabilities. The HAPGC will not establish, enforce or apply rules under this policy against animals that are necessary as a reasonable accommodation to assist, support or provide service to persons with disabilities. This exclusion applies to animals that reside on Authority property sites where persons with disabilities live, as well as those that visit the properties. ® 6/10/2011

- V. Financial Obligations *(Amended to read)*

1. As a result of residents' pet ownership, the Authority incurs additional financial responsibility. Under the final rules establishing the policy, the PHA is allowed to assess certain fees to pet owners. Pet owners will be required to pay a fee of \$125.00. This fee is made as a security deposit and is refundable upon written notification to management that tenant no longer has a pet or upon lease termination. Upon notification, management will schedule a walk through with tenant to assess any damages by the pet. The pet deposit fee may be utilized by the Authority to cover damages or charges associated with pet ownership.

The ACOP is amended to include the following change in the Pet Policy Procedure.

If during the tenancy of a pet owner, the animal dies, is sold or otherwise is no longer living in the unit, the owner may notify the Authority of the change. If the owner has no plan to replace the pet, and makes such a declaration in writing, he/she may ask for return of the security pet deposit. The PHA will conduct a unit inspection for pet related damage and in accordance with established policy will make a decision on return of the deposit.

A resident may also opt to replace a pet without an additional security deposit, but must make a new application and meet all pet policy requirements.

Property Management - Updates

Parking Policy

- The Housing Authority will reinstitute a previously implemented parking sticker and towing enforcement program effective July 1, 2011. The program will cover:
 - Vehicle Registration
 - Resident Parking Stickers and Guest Passes
 - Parking Restrictions
 - Abandoned Vehicles
 - Towing Fee

Towing fees are assessed at the ACTUAL COST at the owner's expense.

McGuire House

- Review decision on future of McGuire House disposition. Demolition at McGuire House was carried out in January 2008. Redevelopment plans for the site that had been approved by HUD changed. In 2006, HUD approved a disposition plan that conveyed the property to a developer at less than market in exchange for constructing 122 units for the elderly at less than market rate. Prior to the conveyance, there were changes to the plan that was inconsistent with the one approved by HUD. The change will require a resubmission of the application for disposition of the property. Final disposition plans will be undertaken in the coming plan year.

**SCHEDULE OF FEES
EFFECTIVE: July 1, 2011**

The Housing Authority will undertake a study within the 5-Year Plan to determine if it is financially feasible to convert to individually metered services to residents. Fees will not change from the amounts charged during FY2010.

<u>Kimberly Gardens</u>				
Air Conditioning Surcharges				
Unit Types				
INTERIOR – Attached 2 Walls Exposed				
HAPGC	Monthly Dollar Allowances			
Air Conditioning Central Electrical	2 BR	3BR	3BR (With Loft)	4 BR
	\$36.64		\$43.48	\$44.71
EXTERIOR – Attached 3 Walls Exposed				
Air Conditioning Central Electrical	2 BR	3BR	3BR (With Loft)	4 BR
			\$46.24	50.75
<u>Marlborough Towne</u>				
Air Conditioning Surcharges				
Unit Types				
INTERIOR – Attached 2 Walls Exposed				
HAPGC	Monthly Dollar Allowances			
Air Conditioning Central Electrical	2 BR	3BR	3BR (With Loft)	4 BR
	\$38.12	\$46.65		
EXTERIOR – Attached 3 Walls Exposed				
Air Conditioning Central Electrical	2 BR	3BR	3BR (With Loft)	4 BR
	\$39.73			

6.0 – 1 Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures

Eligibility, selection and Admissions Policies, including Deconcentration and Waiting List Procedures did not change other than as stated in Attachment A. 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 are unchanged.

Reference materials made available for applicants and residents regarding information about the rules and occupancy of public housing include:

- PHA briefing seminars or written materials
- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- The Administrative Plan (Section 8)

Public Housing

Eligibility

- As names come up on the waiting list, the Housing Authority verifies eligibility for admission to public housing.
- The PHA uses the following non-income screening factors to establish eligibility for admission to public housing.
 - Criminal or Drug-related activity,
 - Rental history,
 - Housekeeping,
 - Maryland Sex Offender Life Registry,
 - Credit Report,
 - History of Disturbing Neighbors or Destruction of Property, and
 - Federal Assistance Program fraud.
- The Authority requests criminal records using a private company, and Local and State law enforcement agencies.

Criminal records are obtained to determine eligibility for program participation and/or program continuation for the following: new applicants; families transferring from other jurisdictions; families adding new family members; or families causing evidence or action on which the HA suspects the family or family member has engaged in criminal activity or violent behavior.

The extent of the criminal record search depends on the residence of the

applicant for the past seven (7) years. HAPGC conducts criminal background screening services through a private contractor for all PHA and Section 8 applicant. The service provider is contracted to perform {Local} Jurisdictions and State-wide court record searches. Initial screenings include Prince George's County court records for the State of Maryland, District of Columbia and Northern Virginia. Additional State record checks are processed as required in accordance with past histories.

Waiting List Organization

- The Waiting List is organized as a Community-wide list. Interested persons can only apply through the main administrative office located at, 9400 Peppercorn Place, Largo, MD 20774. This policy is consistent across all waiting list types.
- Families may be on the Public Housing and Section 8 waiting list simultaneously.

Admissions Preferences

The PHA plan exceeds the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.

HAPGC uses date and time of application as an established preference for admission to public housing, however other preferences include:

- Priorities 1 & 2: Date and time of application, and residents who live in the jurisdiction.

Local Preferences

- Preference#1: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
(SECTION 8 ONLY)
- Preference#2: Head of Household or Co-head has paid employment of at least 30 hours per week.
- Preference#2: Head of Household or Co-Head is 62 years of age or older.
- Preference#2: Head of Household or Co-Head qualify as handicapped /disabled.
- Preference#3: Any member of the household is verified as handicapped /disabled.

- Preference#4: Head of Household or Co-Head is in a verified full-time training or educational program with the intent of securing employment within the next twelve months as a result of completing the training or educational program.
- Preference#5: Household has successfully completed a transitional housing program under the Prince George's County Continuum of Care Program.

Unit Assignment and Transfer Policies:

Applicants are ordinarily given only one vacant unit choice before they fall to the bottom of or removed from the waiting list. Exceptions are given for 504 accommodations, transportation/access to daycare, job training or employment for applicants who are working or enrolled in certified training programs.

Circumstances by which transfers take precedence over new admissions include:

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)

6.0 – 2 STATEMENT OF FINANCIAL RESOURCES

Listed are the financial resources that are *anticipated* to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the Authority during the (FYB2012) Plan Year.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants	FY2012	
a) Public Housing Operating Fund	\$2,486,600.	
b) Public Housing Capital Fund	\$498,200.	
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$67,295,007.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	NA	
g) Resident Opportunity and Self-Sufficiency Grants (ROSS)	NA	Elderly & Disabled Res. Svc Delivery Model (PH)
h) Community Development Block Grant	\$ 125,000.	Public Housing
i) HOME	NA	NA
j) Department of Energy (DOE)	\$2,508,200.	Public Housing Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP (MD39P015501-09)	\$292,082.62	Public Housing Operations
CFP (MD39P015501-10)	\$472,272.75	Public Housing Operations
3. Public Housing Dwelling Rental Income		
Rental Income	\$1,308,240.	Public Housing Operations
4. Other income (list below)		
Investment Income	\$0.	Public Housing Operations
Vending Machine, & Late Charges	\$37,500.	Public Housing Operations
5. Non-federal sources (list below)		
Rental Allowances Program (RAP)	\$134,000.	Temporary Assistance for the Homeless
Total Resources	\$75,157,102.37	Authority-Wide Operations

1k. – Is a Department of Energy grant that is used to revitalize public housing. Monies are actually booked through the County's General Ledger.

6.0 – 3 RENT DETERMINATION

Public Housing

Income Based Rent Policies

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

July 1, 2011. The Authority also has established Fair Market Rents (FMR) for each public housing development.

Rent Re-determinations:

Between income reexaminations, tenants are required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent.

- Any time the family experiences an income increase,
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold), and
- Any time the family experiences an income decrease

Flat Rents

In setting the market-based flat rents, the sources of information used to establish comparability included:

- The section 8 rent reasonableness study of comparable housing
- Fair Market Rents

Section 8 Tenant-Based Assistance

Payment Standards

Section 8 payment standards are:

- At 95% of FMR
The Minimum Rent for Section 8 is \$0.

6.0 -- 4 OPERATION AND MANAGEMENT

Management and Maintenance Policies

Listed below are the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation, bed bugs, mice, and termites) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Tenant Selection Plan
- House Rules
- Fair Market Rent Schedule
- Ethics (Prince George's County Government)
- Grievance Procedures
- Management Policy
- Facilities Use Policy
- Hazardous Materials Policy
- Uniform Physical Condition Standards
- Maintenance Policy
- Natural Disaster Response Guidelines
- Pest Control
- Substance Abuse (Prince George's County Government)
- Work Place Violence (Prince George's County Government)

(2) Section 8 Management:

- CFR 24 – Statutory Requirements
- HUD Published Regulatory Requirement
- Administrative Plan
- Criminal and Drug Treatment, Classification, Record
- Ethics (Prince George's County Government)
- Grievance Procedures
- Management Policy
- Housing Quality Standards
- Substance Abuse (Prince George's County Government)
- Work Place Violence (Prince George's County Government)

6.0 – 5 GRIEVANCE PROCEDURES

The Housing Authority of Prince George’s County has an established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

The Section 8 Program has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Residents or Applicants of either program seeking to initiate a PHA grievance process or Section 8 informal review and informal hearing process should contact:

- PHA main administrative office
9400 Peppercorn Place
Largo, MD 20774

6.0 – 6 DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES

The Authority does not have any intentions at this time to designate additional Housing for the elderly and disabled families.

6.0 – 7 COMMUNITY SERVICE AND SELF -SUFFICIENCY

Community Service work is a requirement for all non-exempt adult public housing residents 18 years and over who are not employed in full or part-time work. The Authority developed procedures to inform residents of the requirements and of the categories of individuals who are exempt from the requirement, track resident’s monthly participation and assist family members in identifying volunteer opportunities. The Authority has implemented an approved plan, which included the following:

Volunteer Opportunities on Public Housing Properties:

- Assist the education director with computer lab and other related activities at the Family Resource Academy.
- Assist Academy staff in the coordination and chaperoning of field trips and related activities.
- Assist with supervision of clean-up and related duties at the sites
- Assist students with homework and related projects, and
- Active participation in some capacity of the Housing Authority’s Residents’ Councils.

Notification for Non-Compliance with CSC:

The HAPGC will notify any family found to be in non-compliance of the following:

- The family member has been determined to be in noncompliance
- That the determination is subject to the grievance procedure, and
- That unless the family member enters into an agreement to comply, the lease will not be renewed or will be terminated.

Opportunity For Cure:

- The HAPGC will offer residents an opportunity to enter into an agreement if participant performs less than 8 hours community service for three months
- The agreement states that residents agree to contribute to community service for, as many hours needed to comply with the requirement over the past 12-month period
- Residents are entitled to a HAPGC grievance procedure.

Recertifications:

At least annually, the HAPGC will conduct a reexamination of family income and circumstances. The results will identify residents who are mandated to participate in the Community Service work requirement.

6.0 – 8 SAFETY AND CRIME PREVENTION

There are needs for measures to ensure the safety of public housing residents because of observed lower-level crime, vandalism and/or graffiti in or around public housing properties. (Is this so?)

Information/data used by HAPGC to determine the need for actions to improve safety of residents include:

- Resident Assessment Sub-System (RASS) Safety and security survey of residents
- Resident Council meetings
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Police reports

Crime prevention activities to be undertaken by the Housing Authority for the upcoming fiscal year include:

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Replacement of existing electronic surveillance cameras at all public housing properties.

In addition, new lighting is incorporated into the upcoming plan year and creation of additional parking at two public housing properties. Additional lighting is also included in the CFP for Kimberly Gardens. Finally, more crime prevention workshops will be performed by the County's Community Police at each of the developments. Uniformed police officers now live at the following sites: Kimberly Gardens, Marlborough Towne, 1100 Owens Road, Cottage and City. Police presence has helped to curb lease violations related to criminal activity.

Coordination between HAPGC and Prince George's County Police Department for carrying out crime prevention measures and activities are as follows:

- Police provide crime reports when requested data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly meet with the PHA management and residents

Currently, the Housing Authority does not have significant crime and safety problems at any of its public housing properties.

6.0 – 9 PET POLICY

HAPGC has implemented a HUD approved pet policy for families who live in public housing. Residents must maintain pets in the public housing development subject to the following requirements:

REGISTRATION:

Request to own a pet. The resident must make a written request to the Authority to own a pet. A fee of \$125.00 is required with the request. The registration must include:

1. A certificate, signed by a state licensed veterinarian or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and local laws
2. Proof that a dog or cat has been spayed or neutered
3. Proof that a flea control program is being maintained, and
4. Picture of animal.

EXCLUSIONS FOR PET OWNERSHIP:

- Attack dogs
- Guard dogs
- Exotic animals
- Vicious animals
- Wild animals

RESTRICTIONS:

1. Pet ownership is restricted to one dog or cat per household
2. The adult weight of a dog or cat must not exceed 25 pounds
3. Birds must not be allowed to fly around the apartment, they must remain caged except when owners are cleaning or changing cages
4. Fish aquariums shall not exceed 15 gallons in weight
5. Pets are not allowed to roam the property unattended. When they are outside of the unit, they must be controlled by their owner on a leash or in a carrier.
6. Pets are restricted from the common areas of the building, except for entering and leaving the building under control of the owner.
7. Pets other than those registered to tenants are not allowed in the building. This specifically excludes visitors or guests from bringing pets into the building.

8. Residents are prohibited from “keeping or harboring” unregistered pets in their units.
9. Pets may not be left unattended for more than 24 hours at a time. If the Authority determines that pets are left unattended for more than this time period, by virtue of the voluntary or involuntary absence of the pet owner, the Authority will contact the Humane Society or the Animal Control Facility to notify them of the presence and condition of the unattended animal. Their recommendation regarding care, attendance or disposition of the animal will prevail. The Authority accepts no responsibility or liability for pet or decision regarding removal.

PET OWNERS RESPONSIBILITIES:

1. Owners must take care to ensure that pets registered to their care do not contribute to the spread of disease or unsanitary conditions. Apartments must be kept clean and free of pet odors at all times.
2. The Authority will designate specific areas at each site where dogs may be curbed. The site will be prominently posted. Residents are free to take dogs off-site for curbing. Pet owners are responsible for cleaning up the waste left by their pets at the curbing site. Waste must be put in plastic bags, tied and placed in receptacles provided at the curbing site. Under no circumstances should animal waste be brought back into the building.
3. Cat owners must change litter boxes daily. Litter is not to be flushed down the toilet or deposited in sinks or drains in the unit. It must be placed in sealed plastic trash bags.

6.0 –10 CIVIL RIGHTS CERTIFICATION

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

6.0 –11 FISCAL YEAR AUDIT

The PHA completed its 2009 Fiscal Year Audit as required under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). There were no findings as the result of the 2009 audit performed. However, the most recent fiscal audit has not been submitted to HUD prior to the writing of this plan.

6.0 –12 ASSET MANAGEMENT

Management decided to opt out of asset management requirements in accordance with HUD's regulations. The Housing Authority of Prince George's County has less than 400 units of public housing.

The types of asset management activities that the Authority will undertake in FY2011 includes:

- Development-based accounting
- Comprehensive stock assessment
- Contract HQS/UPCS inspections
- PHA Outsource Janitorial and Maintenance Services

6.0 –13 VIOLENCE AGAINST WOMEN ACT (VAWA)

Implementation of Violence Against Women Act (VAWA) and the PHA Plan

The Housing Authority of Prince George's County has a Board approved Policy of Protection of Victims of Domestic Violence (VAWA) and related amendments to the PHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program. Clients are accepted on a referral basis from: Department of Family Services; Department of Social Service; U.S. Veterans Administration; and Family Crisis Center.

7.0 HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS, AND PROJECT-BASED VOUCHERS

Hope VI, Mixed Finance Modernization or Development:

HAPGC has never received a HOPE VI revitalization grant and will not apply for this type grant in this Plan year. It has not been determined whether the Authority will engage in any mixed-finance development activities for public housing in the Plan year.

Demolition and/or Disposition:

McGuire House:

The McGuire House demolition was completed on January 2008 and the site was secured in April 2008. Redevelopment plans for the site have not been finalized. Final disposition plans will be undertaken in the coming plan year.

Previous Agency Plans provided detailed explanations of demolition activities and redevelopment plans for McGuire House. Initial Revitalization Plans included 120 affordable rental units for seniors, but that plan was not fully developed and will not be implemented as had been planned in the original application submitted to HUD for demolition and disposition.

McGuire House inventory has been removed from the PIC database.

Conversion of Public Housing:

Conversion of public housing activity is not applicable at this time. No public housing developments have been identified by HUD or the Housing Authority as covered under section 202 of the HUD FY 1996 HUD Appropriation s Act for conversion to a tenant-based assistance program.

None of the Authority's public housing inventory is being considered for Voluntary Conversion to tenant-based assistance at this time. The may be reviewed in the coming Plan year, but none is being considered as this plan in being finalized for submission.

The Authority has five developments of public housing. Four of these developments are designated for the elderly and persons with disabilities. Only one of the developments (Kimberly Gardens) is a dedicated family/general occupancy site.

Homeownership Programs:

Public Housing

Public Housing Turnkey III Program

HAPGC does administer homeownership programs under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)). Glassmanor Townhouses is a fifty unit complex where residents rent with an option to purchase. A

portion of each month's rent payment is allocated to a down payment reserve and a maintenance reserve replacement. In FYB 2012, plans are underway to sell the last unit to a current renter and complete the conversion of the project to full homeownership. When a simple majority of the units were converted to homeownership, the Authority turned the management of the property over to the condominium for day to day operations.

Section 8

Housing Choice Voucher Homeownership Program

The Authority also administers a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented in 24 CFR part 982.

In FYE 2010, the Housing Choice Voucher Homeownership Program (HCVHP) successfully assisted seventeen (17) families to become first-time homebuyers. The goal for FYE 2011 is to assist an additional ten (10) more families to become first-time homebuyers.

The program is designed to assist voucher participants who meet certain income and work history requirements with transition from rental to homeownership. The minimum gross earned income for eligibility is \$30,000. Additionally, every participant must be a first-time homebuyer (i.e. not have owned a home during the past 3 years), have a credit score of 620 and be in good standing with the Housing Authority. There is no minimum income requirement for elderly (62+) and/or disabled.

Project-Based Vouchers

In total the Authority serves approximately 5003 Housing Choice Vouchers. Of the total number of 5003, the Authority does administer Project Based Section 8 Vouchers that assist approximately 104 participants during FY2012. In addition, approximately 215 vouchers are administered under the Mod Rehab program.

8.0 CAPITAL IMPROVEMENTS

RESIDENT CONSULTATION

Consultation with the Residents' Advisory Board (RAB). The PHA actively supports and encourages Resident participation in the operation of the Public Housing Program. In furtherance of this goal, extensive consultation and development of the Plan were conducted with the RAB. A summary of pertinent comments of that group with responses by the PHA follows:

Staff in attendance at the meetings included: Alvin Coley, Property Manager, Beverly Saunders, Resident Services Director, and Elaine Watson, Modernization Coordinator, and Charlie Sprow, Special Projects Coordinator.

Requirements of fund obligations, expenditures and the appropriate timetables were explained to the RAB. Funds remain in fiscal years shown below. Residents were given an account of funds and work items and an update on timetables for obligation and expenditures on all open grants.

CFP FY 2007 – Obligated, but not fully expended

CFP FY 2008 - Obligated, but not fully expended

CFP FY 2009 - Obligated, but not fully expended

CFP FY 2010 - Obligated, but not fully expended

ARRA (MD39S015501-09) -- Expended

9.0 HOUSING NEEDS

Based upon the information contained in the Consolidated Plan/ applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, rate factors used from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” N/A is used to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	21,394	5	5	NA	NA	3	NA
Income >30% but <=50% of AMI	22,092	5	5	NA	NA	5	NA
Income >50% but <80% of AMI	21,587	4	4	NA	NA	1	NA
Elderly (65 and Older)	6,902	4	4	NA	NA	NA	NA
Families with Disabilities	9,255	4*	4*	NA	NA	NA	NA
Race/Ethnicity Black	44,645	5	5	NA	NA	NA	NA
Race/Ethnicity White	11,020	3	3	NA	NA	NA	NA
Race/Ethnicity Asian	2,170	4	4	NA	NA	NA	NA
Race/Ethnicity Am. Indian	170	3	3	NA	NA	NA	NA
Race/Ethnicity Hispanic	5,470	NA	NA	NA	NA	NA	NA
Race/Ethnicity Other	29	NA	NA	NA	NA	NA	NA

Source: SOCDs CHAS Data: 2000

* Note: Pacific Islander

-Persons of all ages, with physical disabilities are in need of housing. There are another 2,000 persons with mental disabilities and 516 with developmental disabilities in need of housing. There are also, 1,215 seniors in assisted living care.

Sources of information used by the Authority to conduct this analysis included:

- Consolidated Plan of the Jurisdiction
- 2000 Census, one source for the Consolidated Plan

Analysis of Impediments to Fair housing Choice- Prince George’s County is in the process of completing the most recent impediments to fair housing choices survey and is expected to issue a final report in the next 90-120 days. The PGHAPC participated in the process and provided information on its client group and current practices and policies as they related to the provision of fair housing choices. When the Plan is released, the PHA will review the report and amend the Five Year Plan with any modifications that need to be made as a result of the new Impediments to Fair Housing Choices Report.

® 6/10/2011

There has been an increase of County Hispanic residents. However, the largest change within smaller racial and ethnic groupings throughout the County has been those listed in the hard to define “other” population. Defined by the Bureau of the Census as “persons who indicate their race or described themselves as ‘multiracial’ or ‘multiethnic’ on the census form.

Source: Consolidated Plan

Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	2902	100%	10% (Incls: Eligibles & Ineligibles)
Extremely low income <=30% AMI	2764	95%	
Very low income (>30% but <=50% AMI)	1320	4.5%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	NA	--	
Elderly families	494	17%	
Families with Disabilities + Hcap	1625	56%	
Race/ethnicity Black (Hisp & Non-Hisp)	2746	94.6%	
Race/ethnicity White (Hisp & Non-Hisp)	123	4.2%	
Race/ethnicity Asian	19	.7%	
Race/ethnicity All Other	14	.5%	
Race/ethnicity Pacific	18	.6%	
Residents in HAPGC Jurisdiction	2311	80%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1790	61.7%	
1BR	205	7.1%	
2 BR	551	19.7%	
3 BR	327	11.3%	
4 BR	29	1%	
5 BR	NA	--	
5+ BR	NA	--	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Closed for families with children, Open for elderly and disabled How long has it been closed (# of months)? 36. Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

The waiting list was last opened January 25, 2008 through January 31, 2008. The new lists are expected to be used through FYE2011. Data as of, December 2010.

Housing Needs of Families on the Waiting List Centralized Section 8 and Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	5766	100%	18%
Extremely low income <=30% AMI	5241	91%	
Very low income (>30% but <=50% AMI)	508	9%	
Low income (>50% but <80% AMI)	13	2%	
Families with children	NA		
Elderly families	608	10%	
Families with Disabilities	1872	32%	
Race/ethnicity Black, (Non-Hisp)	5579	97%	
Race/ethnicity White, (Non-Hisp)	145	2.5%	
Race/ethnicity Asian	23	.4%	
Race/ethnicity – All Other	19	.3%	
Residents in HAPGC Jurisdiction	4556	79	
Characteristics by Bedroom Size <i>(PH and SC8 - Combined Waiting List)</i>			
0BR	7	0%	
1BR	717	25%	
2 BR	1210	42%	
3 BR	757	26%	
4 BR	153	5%	
5+ BR	20	1%	

Housing Needs of Families on the Waiting List Section 8 Tenant-Based Assistance
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How long has it been closed (# of months)? 36. Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

The waiting list was last opened January 25, 2008 through January 31, 2008. The new lists are expected to be used through FYE2011. Data as of, December 2010.

Strategy for Addressing Needs

A brief description of the Authority's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Strategy 1. Maximize the number of affordable units available to the Public Housing Authority (PHA) within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line;
- Reducing turnover time for vacated public housing units;
- Reducing time to renovate public housing units;
- Maintaining or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration;
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units by:

- Applying for additional section 8 units should they become available; and
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance.

Strategy 3: Target available assistance to families at or below 30 % of AMI by:

- Adopting rent policies to support and encourage work.

Strategy 4: Target available assistance to families at or below 50% of AMI by:

- Employing admissions preferences aimed at families who are working;
- Adopting rent policies to support and encourage work; and
- Employing admissions for families displaced by government action..

Strategy 5: Target available assistance to the elderly by:

- Applying for special-purpose vouchers targeted to the elderly, should they become available.

Strategy 6: Target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing; and
- Applying for special purpose vouchers targeted to the non elderly and disabled should they become available.

Strategy 7: Conduct activities to affirmatively further fair housing by:

- Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units;
- Marketing the Section 8 program to owners outside of areas of poverty /minority concentrations; and
- Market Section 8 program to owners of housing for persons with disabilities.

Reasons for Selecting Strategies

The following factors play a major role on the influence of the Housing Authority's selection of the strategies it elected to pursue:

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0 PROGRESS IN MEETING MISSION AND GOALS

The Authority completed comprehensive modernization at two high-rises for the elderly and selected improvements at other sites in the inventory. Renovations were done to address security, safety and code requirements, improve financial stability, increase resident satisfaction, and increase market/curb appeal.

The executive summary provides a brief description of the Agency's goals and objectives in its' 5-Year Plan and year to year progress in meeting them. The following tables illustrate work completed and work activities desired within the 5-Year Plan period. Tables included are:

- Tables 1 & 2:** FYE 2011 Accomplished Modernization
- Table 3 & 4:** FYE 2012 Planned Modernization Activities
- Table 5:** FYE 2011 Accomplished Department of Energy (DOE) Funded Activities
- Table 6:** FYE 2011 Planned (DOE) Funded Activities through June 2011
- Table 7 & 8:** 5-Year Planned Modernization Activities

**FYE 2011 – ACCOMPLISHED RENOVATION ACTIVITIES:
(07/01/2010 – 06/30/2011)**

TABLE 1

**High-Rise Sites
(CFP, CDBG, Extraordinary Maintenance, Grants, etc.)**

SAFETY, SECURITY & CODE REQUIREMENTS	1100 Owens Road	Cottage City Towers
	√ Replaced Ceiling in Boiler Room and Common Areas in Basement	√ Replaced EFIS on Building Exterior (DOE)
	√ Camera and Corrected Moisture Infiltration in Basement Crawl Spaces	√ Sealed and Caulked Selected Windows and Frames on Building Exterior (DOE)
	√ Constructed Storm Water Mgmt Syst & Correct Water Penetration	√ Replaced Roof (DOE)
	√ Upgrade Security Camera System	√ Upgrade Security Camera System
	√ Replaced Unit Gas Lines	√ Improved Landscape
	√ Replaced Exhaust System Roof Motors	
	√ Replaced Trash Compaction System	√ Replaced Trash Compaction System
	√ Expanded Sprinkler System to Include Supply Room	

**Garden Style & Townhouse Properties
(CFP, CDBG, Extraordinary Maintenance, Grants, etc.)**

TABLE 2

SAFETY, SECURITY & CODE REQUIREMENTS	Marlborough Towne	Kimberly Gardens	Rollingcrest Villages
	√ Replaced DU water shut off valves		
	√ Replaced Roofs, Flashings, and Flues		√ Replaced Remaining 50% of Roofs, Flashings, and Flues
	√ Corrected Underground Water Leaks, Replaced Asphalt, & Concrete	√ Corrected Underground Water Leaks, Replaced Asphalt, & Concrete	
	√ Replaced Select Furnaces	√ Replaced Siding	√ Replaced Siding
		√ Expanded Sprinkler System to include Supply Room	
			√ Install Gutter Screens
INCREASE MARKET / CURB APPEAL			√ Resurfaced Parking Lot and Created Additional Parking Spaces
			√ Erected Retaining Wall

**FY2012 – PLANNED RENOVATION ACTIVITIES:
(07/01/2011 – 06/30/2012)**

The following work activities in Tables 3 &4 describe projects scheduled to take place during the next FYB 2011.

TABLE 3

**FY2011 WORK ACTIVITY PLAN - High-Rise Sites
(CFP, CDBG, Extraordinary Maintenance, Grants, etc.)**

SAFETY, SECURITY & CODE REQUIREMENTS	1100 Owens Road 2011	Cottage City Towers 2011
	Replace Exterior Metal Doors in Mechanical Room	
	Replace Exterior Glass Doors and Window Lights	Install Roof Top Air Handler
	Enclose Trash Area with Fence	
	Replaced Select Unit Entry Doors	Replaced Select Unit Entry Doors
RESIDENT SATISFACTION	Refinish and Paint Properties	Refinish and Paint Properties
INCREASE MARKET / CURB APPEAL		

**FY2012 – PLANNED RENOVATION ACTIVITIES:
(07/01/2011 – 06/30/2012)**

TABLE 4

**FY2011 WORK ACTIVITY PLAN - Garden Style and Townhouse Properties
(CFP, CDBG, Extraordinary Maintenance, Grants, etc.)**

SAFETY, SECURITY & CODE REQUIREMENTS	Marlborough Towne 2012	Kimberly Gardens 2012	Rollingcrest Villages 2012
		Replace Roofs, Flashing, and Flues	
			Replace Front Entry and Storm Doors
		Replaced remaining 10% of DU Rear Entry Doors	
	Install Select Patio Ramps & Railings		
	Install Energy Efficient Water Heaters		
RESIDENT SATISFACTION			Install New Mail Boxes
			Developed the Final Family Resource Academy Center
INCREASE MARKET / CURB APPEAL	Install Trash Enclosure Fence	Install Trash Enclosure Fence	Install Trash Enclosure Fence
	Install New Site Signage	Install New Site Signage	Install New Site Signage
		Landscape and Conduct Erosion Control	

**FY2011 – DEPARTMENT OF ENERGY (DOE)
 ACCOMPLISHED RENOVATION ACTIVITIES:
 (07/01/2010 – 06/30/2011)**

TABLE 5

High-Rise Properties

DEPARTMENT OF ENERGY “GOING GREEN” BUILDING RETROFITS	1100 Owens Road DOE	Cottage City Towers DOE
	√ Install New Roof & Insulation	√ Install New Roof & Insulation
	√ Replace Domestic Water Lines and Insulate Pipes n Crawl Spaces	
		√ Replace/Restore External Insulation Finish System (EIFS) (Weather-strip, Caulk/Sealant, Stucco)

Garden Style and Townhouse Properties

	Marlborough Towne DOE	Kimberly Gardens DOE	Rollingcrest Villages DOE
	√ Insulate Attics	√ Insulate Attics	√ Insulate Attics
		√ Replace Underground Water Distribution Systems	

**FY2011 – DEPARTMENT OF ENERGY (DOE)
 PLANNED RENOVATION ACTIVITIES:
 (07/01/2010 – 06/30/2011)**

TABLE 6

High-Rise Properties

DEPARTMENT OF ENERGY “GOING GREEN” BUILDING RETROFITS	1100 Owens Road DOE	Cottage City Towers DOE
	Install New Hot Water Boilers	
	Install New Chiller	Install New Chiller
	Resurface Exterior of Building	Install New Cooling Tower
	Repair All Expansion Joints of the Building and Concrete Wall Panel Envelope	
		Install Hot Water Heater Boilers
		Remove Underground Oil Tank
	Install New Stoves (with Electronic Igniters & Gas Flex Lines)	
	Install Energy Efficient Lighting Fixtures. Includes Interior & Exterior/Site Lighting	Install Energy Efficient Lighting Fixtures. Includes Interior & Exterior/Site Lighting

Garden Style and Townhouse Properties

	Marlborough Towne DOE	Kimberly Gardens DOE	Rollingcrest Villages DOE
		Install New Stoves (with Electronic Igniters & Gas Flex Lines)	
	Install Energy Efficient Lighting Fixtures. Includes Interior & Exterior/Site Lighting	Install Energy Efficient Lighting Fixtures. Includes Interior & Exterior/Site Lighting	Install Energy Efficient Lighting Fixtures. Includes Interior & Exterior/Site Lighting

**FIVE (5) YEAR RENOVATION PLAN:
FYB2012
(07/01/2011 – 06/30/2016)**

The following work activity tables (7 & 8) charts describe projects *desired* to take place during the next 5-Years; depending on future funding. Asterisked (*) items are included in the attached form HUD-50075.1 and/or 50075.2.

TABLE 7

5-YEAR PLAN – MODERNIZATION ACTIVITIES - High-Rise Sites
HAPGC Table 5 - 2010 (07/01/2011 thru 06/30/2016)

SAFETY, SECURITY & CODE REQUIREMENTS	1100 Owens Road 5-Year Plan	Cottage City Towers 5-Year Plan
		*Install Roof Top Air Handler
	*Renovate Kitchens and Baths	*Renovate Kitchens and Baths
	Install Emergency Back-Up Lighting and Outlets	
	Install Energy Efficient Lighting Fixtures & Devices	Install Energy Efficient Lighting Fixtures & Devices
	Install Water Restrictors on all Faucets throughout Building	Install Water Restrictors on all Faucets throughout Building
	Install Energy Efficient Light Devices throughout Building	Install Energy Efficient Light Devices throughout Building
	Replace Concrete Driveway Apron and walkway at Rear of Building	
	Replace/Repair Concrete Front Entry underneath Canopy	
	Enclose Trash Area with Fence	
	Replace/Upgrade Elevators	Replace/Upgrade Elevators
	Install Generators & Wiring	
	Physical Needs Assessment	Physical Needs Assessment
	Energy Audit	Energy Audit
RESIDENT SATISFACTION	Refinish and Paint Properties	Refinish and Paint Properties
	Replace Mail Box System	Replace Mail Box System
	Install New Communications (Low-Voltage Wiring)	Install New Communications (Low-Voltage Wiring)
		Complete Landscaping
		Repave and Stripe Parking Lot

- SELECT ITEMS INCLUDED IN THE ATTACHED FORM HUD-50075.1 AND/OR 50075.2. OTHER ITEMS LISTED INDICATE WORK DESIRED IF FUNDS BECOME AVAILABLE.

**FIVE (5) YEAR RENOVATION PLAN:
FYB2012
(07/01/2011 – 06/30/2016)**

TABLE 8

Asterisked (*) items are included in the attached form HUD-50075.1 and/or 50075.2.

**5-YEAR PLAN – MODERNIZATION ACTIVITIES/NEEDS - Garden & Townhouse Properties
HAPGC Table 6 - 2010 (07/01/2011 thru 06/30/2016)**

SAFETY, SECURITY & CODE REQUIREMENTS	Marlborough Towne 5-Year Plan	Kimberly Gardens 5-Year Plan	Rollingcrest Villages 5-Year Plan
			*Replace Front Entry Doors and Storm Doors
	Renovate Kitchens and Bathrooms	*Renovate Kitchens and Bathrooms	Renovate Kitchens and Bathrooms
	Install Energy Efficient Lighting Fixtures & Devices	Install Energy Efficient Lighting Fixtures & Devices	Install Energy Efficient Lighting Fixtures & Devices
	Install Water Saving Restrictor Devices throughout Property	Install Water Saving Restrictor Devices throughout Property	Install Water Saving Restrictor Devices throughout Property
	Install Energy Efficient Water Heaters	Install Energy Efficient Water Heaters	Install Energy Efficient Water Heaters
	Replace Flooring	Replace Flooring	Correct Sub-Flooring Foundation and Install New Floor Covering
	Install Energy Efficient Window Covers	Install Energy Efficient Window Covers	
		Replace Concrete Patio Pads (Rear)	Replace Concrete (Front) Porch Pad
	Retro-fit two (2) Units ADA/504 Accessible		Retro-fit two (2) Units ADA/504 Accessible
	Install Privacy Fences	Install Privacy Fences	
	Parge Building Exterior <i>On Select Bldg Exteriors</i>		Parge Building Exterior <i>On Select Bldg Exteriors</i>
			50% New DU Furnaces Community Building
	Physical Needs Asmt	Physical Needs Asmt	Physical Needs Asmt
	Energy Audit	Energy Audit	Energy Audit
RESIDENT SATISFACTION	Furniture	Furniture	Furniture
	Update Security Camera System	* Update Security Camera System	* Update Security Camera System
	Refinish and Paint Properties	Refinish and Paint Properties	Refinish and Paint Properties
INCREASE MARKET / CURB APPEAL	Landscape	Correct Erosion Landscape	Landscape

- SELECT ITEMS INCLUDED IN THE ATTACHED FORM HUD-50075.1 AND/OR 50075.2. OTHER ITEMS LISTED INDICATE WORK DESIRED IF FUNDS BECOME AVAILABLE.

EXECUTIVE SUMMARY

The Housing Authority of Prince George's County has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, the ensuing HUD requirements and is consistent with the Prince George's County 5-Year Consolidated Plan.

The following goals and objectives for the 5-Year Plan have been adopted:

1. Provide an improved living environment
2. Improve the Quality of assisted housing
3. Promote self-sufficiency and asset development of assisted households
4. Ensure equal opportunity and affirmatively further fair housing
5. Create a greater balance of housing types and values throughout the County
6. Expand homeownership opportunities for all residents regardless of race, gender, color, national origin, familial status or disability
7. Develop a range of quality housing for all households including families, the elderly, persons with disabilities, the homeless, Violence Against Women Act (VAWA) victims, Veterans and those with HIV/AIDS
8. Create safe, well planned, attractive residential communities
9. Develop and implement an asset (project-based) management plan.

The Department continues to implement and coordinate its goals and HUD's goals into program operations. Senior staff continued to participate in the goal setting and strategizing to meet objectives, set tasks/strategies and establish new milestones to form the framework for the Department's operations.

Summary of Housing Authority's Project Measurements
<u>1</u> Improve Program Management and Administration.
<u>2</u> Improve Property Management.
<u>3</u> Complete Staff Reorganization.
<u>4</u> Continue Staff Training.
<u>5</u> Increase Resident / Client Services.
<u>6</u> Improve Risk Management

For Details, see Section 5.2, and PHA's Objectives

Following is a brief executive summary of program accomplishments for FYE 2011.

FYE 2011 – ACCOMPLISHMENTS:
(07/01/2010 – 06/30/2011)

INFORMATION TECHNOLOGY:

The Authority's Market Information Technology (IT) Systems and core business applications continue to be updated.

IT Accomplishments for FYE 2011 included:

- Obtained and implemented the migration of all Housing Authority data and processes to Windows based housing management application, known as Visual Homes.
- Completed Visual Homes program installation, customization, staff training and data conversions for business module categories including:
 - (a) Housing, Tenant, Document & Workflow Management
 - (b) Financial Accounting Management, and
 - (c) IT Staff Training.
- Upgraded computer equipment through planned obsolescence.
- Upgraded VPN hardware and software.
- Migrated to Prince George's County Network Domain for information technology support.

WAITING LIST:

There remain a large number of applicants on the combined waiting list. Applications are handled through the Central Intake Unit within the Rental Assistance Division. The Public Housing waiting list remains open for the efficiency and one-bedroom units for the elderly and persons with disabilities. At the beginning of FY 2011 there remains only 38 families on the waiting list for 4 bedroom units.

SUPPORTIVE SERVICES

PUBLIC HOUSING:

Resident Services

- Since funding ended for the Resident Opportunity and Self Sufficiency (ROSS) Grant in 2006, staff have reorganized Resident Services but continue to maintain grant focus "to ensure that seniors are able to age in place and maintain their independence as long as possible, by providing community-base services, as well as, other alternatives to institutional care. A comprehensive

network of supportive services continues to be made available through collaborative efforts of several County agencies and community-based organizations. Services are targeted for at-risk seniors and individuals with disabilities at four (4) public housing properties.

Family Resource Academy (FRA)

- Operating as Family Resource Academies, the Housing Authority has converted community spaces into effective self-sufficiency programs for public housing residents. Major projects include: Activities for residents of all ages which include classes, youth councils, health screenings, parenting classes and structured leisure and recreational pursuits.
- The sustained interest in the FRA program requires the Authority to develop curricula changes, and modify software and hardware requirements. Instructors were hired to *develop* Information Technology *curricula* for centers during FY2011.

SECTION 8:

HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM

The Authority administers a Section Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented in 24 CFR Part 982.

In FYE 2011, the Housing Choice Voucher Homeownership Program (HCVHP) successfully assisted seventeen (17) families to become first-time homebuyers. The goal for FYE 2012 is to assist an additional ten (10) more families to become first-time homebuyers. The program is designed to assist voucher participants who meet certain income and work history requirements, with their transition from rental to homeownership.

PUBLIC HOUSING:

PUBLIC HOUSING TURNKEY III PROGRAM

HAPGC does administer homeownership programs under an approved Section 5(h) homeownership program (42 U.S.C.1437c (h)).

In FY 2012, plans are underway to sell the last unit to a current renter, however, because of economic conditions in FY 2011 the leaseholder was unable to purchase. The Housing Authority continues to advise this resident. Under Turnkey III, residents rent with the option to purchase.

RESIDENT TRAINING

In past plan years, the Authority encouraged capacity building in residents by sponsoring attendance at training sessions specifically designed to develop leadership skills to effectively participate in public housing management decision making. It is the intent of the Housing Authority to continue this practice, as it is beneficial for the Authority and residents. These conferences are held at various locations throughout

the country and a decision to participate is determined by costs associated with travel and accommodations. When residents are sent to training, travel is charged to the Capital Fund Program.

BOND SECURITIZATION

The Authority is one of five authorities in the state to participate in a bond issuance arranged by the Maryland Department of Housing and Community Development pledging future Capital Fund Grant allocations to pay the debt service.

The Authority borrowed \$1,249,327 to carry out the capital improvement projects to reconfigure and reconstruct a new parking lot at 1100 Owens Road, a 122 unit high rise for the elderly/disabled. The property suffered from a fundamental design flaw inconsistent with its occupant population. The building was sited 90 ft above sea level with the parking located down a sloping hill which made it difficult for most residents to use.

Reconstruction work for the new parking lot at 1100 Owens Road is complete. This project was completed and closed out, March 2009; however the debt service term does not end until July, 2023.

REAL ESTATE ASSESSMENT CENTER (REAC) SUBSYSTEMS

To obtain a *Standard Performer* status, a PHA must score at least 60 percent of the points available in *each* of the four indicators and achieve an overall **PHAS** score of 60 percent or greater. The Housing Authority of Prince George’s County was *last* assessed in FY2010 by REAC. The Authority’s composite score was 82 when last scored.

The most recent PHA PHAS scores available through REAC are as of 12/15/2010.

PHAS Score Report for Fiscal Year End, 06/30/2009 for Public Housing is as follows:

Housing Authority of Prince George’s County		
<i>PHAS Score Report for Fiscal Year 2010</i>		
PHAS Indicator	Original Score	Maximum Score
1 Physical	22	30
2 Financial	9	30
3 Management	25	30
4 Resident	4	10
PHAS Total Score	60	100
PHAS Designation	Substandard Financial	
Initial PHAS score date: 09/14/2010		

Section 8

➤ The Prince George’s County Housing Choice Voucher Program final SEMAP Overall Score (in %) for the fiscal year ended June 30, 2010, is 100%. SEMAP designation for the overall performance rating is a *High Performer*.

The following are scores for each SEMAP indicator.

Housing Authority of Prince George’s County		
<i>SEMAP Score Report for Fiscal Year 2010</i>		
SEMAP Indicators		Score
1	Selection form the Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	5
8	Payment Standards	5
9	Timely Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	5
13	Lease-up	20
14	Family Self-Sufficiency	10
15	<i>Deconcentration Bonus</i>	5

To acquire a *High Performer* status under SEMAP, a PHA must comply with fourteen rating indicators and achieve an overall **SEMAP** score of *90 percent or greater*. High performers are afforded incentives that include relief from specific HUD requirements, public recognition and bonus points in funding competitions.

*End Summary of FYE 06/2011 Updates
Period: (07/01/2010 thru 06/30/2011)*

Upcoming Plan Year – FYB 2012
(07/01/2011 – 06/30/2012)

OPERATIONS AND SERVICES PLAN

The Annual Plan provides details about the Authority's immediate Operations And Services, and the HAPGC's strategy for achieving goals and objectives for the upcoming fiscal year beginning (FYB) July 1, 2011. The Annual Plan is based on the premise that accomplishing goals and objectives will enable the Housing Authority to carry out its mission.

Plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of stated goals and objectives. Taken as a whole, they outline a comprehensive approach. The Annual Plan year includes:

FINANCIAL STABILITY

To meet the goal of improved financial stability, the Department plans to continue to carry out the following tasks:

- Identify new sources of funding,
- Develop and submit to HUD plan for use of proceeds from the sale of homeownership units for any existing program related to operations pursuant to an Annual Contract Contribution including the ACC from which the proceeds from organizational sale of homeownership units originated,
- Maximize sources of funding currently received by the Department,
- Increase public housing lease-up rates,
- Maintain Housing Choice Voucher Program lease-up rates in accordance with funding levels,
- Evaluate financial viability of grants,
- Develop aggressive collection plan that maximizes data collection efforts,
- Review priorities for the Department,
- Continue to consider disposing of surplus properties owned by the Housing Authority,
- Commission consultation services to assess the financial feasibility of maintaining ownership of all public housing properties as assets,
- Review the budget plan for expenditures,
- Create Department wide spending awareness plan,
- Develop Department attitude regarding financial status, and
- Fully automate procurement & inventory system modules to better control purchasing and distribution, and
- Develop and Implement an Asset Management (project-based) Plan to improve operational effectiveness and efficiency, to preserve and protect assets, and facilitate future investment and reinvestments in public housing. The Authority elected exemption from asset management in compliance regulations passed Congress that permit PHAs with fewer than 400 units to elect exemption from asset management. While the Authority will not officially implement asset management, it will revise its internal operations to comply with budgeting principles.

INFORMATION TECHNOLOGY:

Business applications that the Authority expects to complete by FYE 2012 are:

- Continue Visual Homes program customization, staff training and data conversions for business modules, implement and provide staff training on all modules.
- Continue to upgrade office computer equipment through planned obsolescence.
- Conduct material inventories.
- Evaluate UPCS inspection devices and software.
- Implement Remote Desktop Management System.
- Implement Physical Needs Assessment Report automation.
- Update Agency website allowing access to downloadable Agency forms, programs and services.
- Explore/Implement alternative technical solutions to replace current VPN response time for remote connectivity and performance.
- Implemented Strategic Technology Protection System for automation of system security updates and patches.

SUPPORTIVE SERVICES (FYB 2012)

(07/01/2011 – 06/30/2012)

Several successful programs that helped families achieve self-sufficiency will continue and expand for the upcoming 2012 fiscal year and well into the five years of this plan. Selected programs/services are listed below:

PUBLIC HOUSING:

Family Resource Academy (FRA)

Operating as Family Resource Academies, the Housing Authority has converted community spaces into effective self-sufficiency programs for public housing residents. Traditional community spaces are being used to house Computer Learning Labs and full service health delivery systems. Major projects include: Activities for residents of all ages which include classes, youth councils, health screenings, parenting classes and structured leisure and recreational pursuits.

A continued goal of the Authority is to keep these academies open. The Housing Authority will continue to encourage participation from all families to become involved in Academy operations. Students of the Prince George's County Public School System are encouraged to use Community Service hours received through the FRA towards Community Service Credits required for high school graduation. Parents and other adults are also encouraged to use these academies to meet job enrichment opportunities and HUD's Community Service requirements.

Interest and participation in programs FRA program requires the Authority to develop curricula changes, and modify software and hardware requirements. Instructors currently contracted to provide instructions are expected to continue into the coming plan year. However, hours will have to be reduced, due to need and decision to use a larger portion of the limited CFA funding for brick and mortar rehabilitation, rather than management improvements. An effort will be made to find other funding to support the e FRA.

Development of the Information Technology Center at Rollingcrest Villages has resumed and is expected to be completed by late FY2012 after expansion of the current facility.

PUBLIC HOUSING:

Resident Opportunity and Self-Sufficiency (ROSS)

Resident Services continues without grant funding to address issues “to ensure that seniors are able to age in place and maintain their independence as long as possible, by providing community-base services, as well as, other alternatives to institutional care. A comprehensive network of supportive services continues to be made available through collaborative efforts of several County agencies and community-based organizations. Services are targeted fro at-risk seniors and individuals with disabilities at four (4) public housing properties. Staff continues to enhance and promote residents’ independence thus reducing the incidence of premature institutionalization.

- Services were developed in consultation with public housing residents, various County agencies and community partners. The focus for supportive services includes, but are not limited to: health and personal care to meet Activities of Daily Living, housekeeping services, congregate services (meals, home delivery-based services, and non-profit food buying networks), and emergency response/crisis intervention. Additional services include: transportation, education/advocacy, support for primary and secondary caregivers, case management/coordination and physical improvements to site facilities as appropriate.

SECTION 8:

HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM

The Authority administers a Section Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented in 24 CFR Part 982.

The goal of the Housing Choice Voucher Homeownership Program HCVHP) for FYE 2011 is to successfully assist an additional ten (10) more families to become first-time homebuyers.

The program is designed to assist voucher participants who meet certain income and work history requirements, with their transition from rental to homeownership. The minimum gross earned income for eligibility is \$30,000. Additionally, every participant must be a first-time homebuyer (i.e. not have owned a home during the past 3 years), have a credit score of 620 and in good standing with the Housing Authority. There is no minimum income requirement for elderly (62+) and/or disabled.

Veterans Affairs Supportive Housing (VASH)

The VASH Program is tenant based HUD Housing Choice Voucher (HCV) rental assistance for military veterans. This program is administered by local public housing agencies (PHAs) that have partnered with local Veterans Affairs Medical Center (VAMC). The Housing Authority of Prince George's County was awarded 75 HCVs for this program.

Family Unification Program (FUP) Foster Care

The FUP Foster Care is also a tenant based HUD Housing Choice Voucher (HCV) rental assistance program. This program is to provide housing for youth who are leaving foster care and are between the ages of 18 to 21 years old. The program provides 18 months of rental assistance for foster children/adults as they transition to living independently. This program is administered by local public housing agencies (PHAs) that have partnered with local Department of Social Services (DSS) agencies. The Authority was awarded 60 HCVs for this program.

Family Self-Sufficiency (FSS)

The purpose of the Family Self-Sufficiency (FSS) program is to promote the coordination of public housing and/or Section 8 program assistance with other public and private resources, to enable eligible families to achieve economic independence and self-reliance. Programs described within, outline the resources and services made available to help the families achieve self-sufficiency. Among the supportive services provided are transportation, remedial education, job training and etc. Financial support for such programs often comes from other County agencies, partnerships, and other grant resources.

The FSS Coordinator assist families in planning goals and objectives during a five (5) year period. As participants reach established goals and their earned incomes increase, escrow accounts are established and dispersed to families who successfully complete the program.

Homeownership Program

The PHA will offer the homeownership option only to participating families who are:

- a) Eligible Housing Choice Voucher Program participants; and
- b) The PHA will maximize this option to as many families as possible.

Public Housing Turnkey III Program

At Marcy Avenue, a Turnkey III property, plans are underway for FYB 2012 to sell the last unit to a current renter and complete the conversion of the project to full homeownership. The Authority will aggressively work with the current resident through the first-time homebuyers program.

Waiting List

HAPGC maintains a combined waiting list for both Public Housing and Section 8 units. According to the Consolidated Plan, the Authority is currently serving 4,924 households with incomes between 30 to 50 percent of the median income. An additional 5,011 household are in need of housing. Approximately 50 percent of the households in need of housing are the elderly and families with disabilities. The remaining are families with children. The waiting list is currently closed. Funding remains the largest obstacle to addressing the unmet needs.

The Housing Authority's waiting list remains open for seniors and persons with disabilities. The waiting list only has a few applicants eligible for four (4) bedroom units.

McGuire House

Demolition started at McGuire House on January 2008 and was completed and site secured by April 2008. Redevelopment plans for the site have not been finalized. Final disposition plans will be undertaken in the coming plan year.

Force Account Maintenance Employees

In FY2012 the Housing Authority will review the existing Facilities Management Services Contract to determine the most cost effective way to continue to provide maintenance and janitorial services to its residents.

Follow Up Plan Certification

- **Communication** – The Authority will continue to attempt to get residents to participate in monthly Resident Organization meetings. Establishment of additional FRAs should also improve resident involvement.

- **Safety** - New lighting is incorporated into Housing’s plan to create additional parking at two public housing properties. Additional lighting is also included in the CFP for Kimberly Gardens. Finally, more crime prevention workshops will be performed by the County’s Community Police at each of the developments. Uniformed police officers were recruited to move in Kimberly Gardens, Marlborough Towne, 1100 Owens Road, and Cottage City Towers properties. Police presence has helped to curve lease violation problems related to criminal activity.

*End of Executive Summary for Annual Plan
FYB 07/01/2012 Updates
Period: (07/01/2011 thru 06/30/2012)*

10 (B) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATION

The Housing Authority of Prince George's County defines "Significant Amendments and Substantial Deviations/Modifications to the Plan", as:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Plan) when dollar amount exceeds 10% of the Capital Fund Budget or the amount of replacement reserve funds that exceeds 10% of the annual Capital Fund Budget;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

REQUIREMENTS FOR SIGNIFICANT AMENDMENTS TO THE PHA PLAN

Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:

- The Housing Authority must consult with the Resident Advisory Board (RAB).
- The Authority must ensure consistency with the Consolidated Plan of the jurisdiction(s).
- The Authority must provide for a review of the amendments/modifications by the public during a 10-day public review period.
- The Housing Authority may not adopt for the amendment or modification until the PHA has duly called a meeting of its Board of commissioners. The meeting, at which the amendment or modification is adopted, must be open to the public.
- The Authority may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures.

Resident Advisory Board and Public Hearing

Notice of the Public Hearing was advertised in the Prince George's County Sentinel, the newspaper of general distribution. The hearing for the Annual Agency Plan was scheduled for February 15, 2011, but no one from the public attended.

On October 26, 2010 and February 9, 2011, staff met with the Resident Advisory Board (RAB) to discuss the Annual Plan for FYB 2011 and get their input. The main interest of residents include: security, parking and towing, dwelling unit painting, kitchen/bath renovations, window washing, and site signage. Work activities detailed elsewhere in the plan will take place in coming plan year.

Staff are required to discuss with residents and receive feedback on contents of changes in policies or procedures. HUD Mandatory Requirements and Housing Authority Program/Policy Changes were discussed with residents as outlined in section(

Updates were provided residents in the FY2011 Accomplished Activities Chart, as well as in the FY2012 Projected Activities chart. Residents were also apprised of Capital Fund Program (CFP) grant performance and evaluation reviews.

RESIDENTS ADVISORY BOARD COMMENTS (RAB)

Resident comments are as follows:

In general residents are satisfied with projects that were undertaken in FY2011. Appreciation was made regarding the EFSI system at Cottage City Towers, repaving of parking lots at Kimberly Gardens and Marlborough Towne, and dwelling unit painting at 1100 Owens Road and Cottage City Towers. Residents also were pleased with the installation of siding.

-
- **Comment:** Residents were informed of plan to fully implement HUD initiative to adapt non-smoking policies in some or all of their public housing units that was adopted last year in the Agency Plan.
 - **Response:** There was mixed responses throughout those in attendance. A draft proposal was shared with the RAB. An Ad Hoc group has been formed to research non-smoking options at each site; particularly in the high-rise buildings.
 - **Change to the Plan:** Not applicable at this time. The Authority has a restricted smoking policy already in place for common areas.

-
- **Comment:** Residents were informed of the new camera system deployed at 1100 Owens Road and Cottage City Towers. The Housing Authority is currently investigating why some residents are having viewing problems inside their unit.

Response: Residents wanted capabilities to view more locations and inquired about having more viewable locations.

Staff informed residents that the more viewable segments, the smaller the picture. Cameras were strategically placed.

- **Change to the Plan:** Not applicable.
-

Comment: Residents inquired about parking permit options for tenants. They stated that in many instances they are unable to park close to the building because of guest.

Response: The Authority will go to parking decals to be placed on tenants' vehicles. Guests will continue to get parking permits. This will also mean strict enforcement. Residents will be required to sign new vehicle registration forms in order to ascertain new decals. The Authority will not designate private parking.

- **Change to the Plan:** Not applicable.
-

- **Comment:** A common concern of residents at Marlborough Towne, and Kimberly Gardens involved parking space striping.

- **Response:** Parking lot striping is to begin within the next 90 days. Maintenance staff will erect replacement signage where applicable.

- **Change to the Plan:** Not applicable.
-

- **Comment:** Residents were informed of the Authority's plans not to increase air conditioning surcharge fees for units at Kimberly and Marlborough Towne..

- **Response:** Most residents in attendance were not affected by the surcharges and did not appear overly concerned by the information.

- **Change to the Plan:** Not applicable.
-

- **Comment:** Residents of Cottage City Towers were informed that after a long and thorough recruitment process, a Prince George's County Police Officer has been found who will live on site at Cottage City. The uniformed officer drives a marked police vehicle that will be prominently parked near the building entrance. In exchange for reduced rental, the officer will provide site security that is documented in an employee agreement with the Authority.

- **Response:** Residents were pleased to learn of the plan.

- **Change to the Plan:** Not applicable.
-

Written notification will be sent to the RAB noting how the PHA handled comments received during the consultation process.

Statement of Consistency with the Consolidated Plan

Consolidated Plan jurisdiction: **Prince George's County, Maryland**

The Housing Authority of Prince George's County has taken the following steps to ensure consistency of this Annual Plan with the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- Shared goals,
- Objectives, and
- Strategies.

11.0 REQUIRED DOCUMENTS

- ✓ Form HUD-500751 (md015v12)
PHA PLAN TEMPLATE
- ✓ Form HUD-50077
PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLAN AND RELATED REGULATIONS
- ✓ Form HUD-50070
CERTIFICATION FOR A DRUG-FREE WORKPLACE
- ✓ Form HUD-50071
CERTIFICATION FOR PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS
- ✓ Form SF-LLL
DISCLOSURE OF LOBBYING ACTIVITIES
- ✓ Form SF-LLL-A (Not Applicable)
Disclosure of Lobbying Activities Continuation Sheet
- ✓ Resident Advisory Board (RAB) comments
(ATTACHMENT)
- ✓ Challenged Elements (Not Applicable)
- ✓ Form HUD-50075.1 (md015a12)
CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT
- ✓ Form HUD-50075.2 (md015a12)
CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

HUD REQUESTED REVISIONS TO THE PLAN INCLUDE:

- Pet Policy – Page 21
- Analysis of Impediments – Page 39
- CFP Annual Statements/Performance & Evaluation Tables (50075.1 & 50075.2) -- md015a12

End – Agency Plan for 2011 thru 2016 - Annual Plan 2012

Commissioners Board Meeting: 03/28/2011

Electronically Transmitted to HUD: 04/15/2011

Resolution Number LHA – 1247, dated 03/28/2011

E: AGENCY PLAN -2012 (folder)

File Name prior to conversion for transmission: AGENCY PLAN – 2012 – FINAL – 04-15-2011

Submitted to HUD under file names:

- *md015v12 (ref. Template form HUD 50075), and*
- *md015a12 (attachments ref form HUD 50075.1 and 50075.2)*

06/10/2011 ReSubmitted to HUD as Revisions under file names:

- *md015v12r (ref. Template form HUD 50075), and*
- *md015a12r (attachments ref form HUD 50075.1 and 50075.2)*

2012 AGENCY PLAN

CAPTIAL FUND PROGRAM (CFP) Performance and Evaluation Reports 2006 - 2010

*Housing Authority of Prince George's County, Maryland
Department of Housing and Community Development*

PHA Plans

5 Year Plan for Fiscal Years 2011 – 2016

Annual Plan for Fiscal Year 2012

50075.1

® 06/10/2011

2012 AGENCY PLAN

CAPTIAL FUND PROGRAM (CFP) TABLES

*Housing Authority of Prince George's County, Maryland
Department of Housing and Community Development*

PHA Plans

5 Year Plan for Fiscal Years 2011 – 2016

Annual Plan for Fiscal Year 2012

50075.1 & 50075.2

Part I: Summary

PHA Name: Housing Authority of Prince George's County

Grant Type and Number: Capital Fund Program Grant No: MID39P015501-11
 Replacement Housing Factor Grant No: _____
 Date of CFFP: Y _____

FFY of Grant: 2011
 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: _____
 Reserve for Disasters/Emergencies

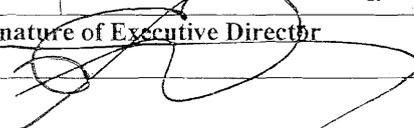
Revised Annual Statement (revision no: _____)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Obligated	Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ²	30,000.00		
3	1408 Management Improvements	30,000.00		
4	1410 Administration (may not exceed 10% of line 21)	49,821.40		
5	1411 Audit	2,000.00		
6	1415 Liquidated Damages			
7	1430 Fees and Costs	25,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement	30,000.00		
10	1460 Dwelling Structures	214,631.97		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			
		Total Estimated Cost	Obligated	Expended
		Total Actual Cost ¹		

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

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

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

Part I: Summary						
PHA Name: Housing Authority of Prince Georges County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-11 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	116,760.63				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	498,214.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	20,722.00				
24	Amount of line 20 Related to Security - Hard Costs	9,278.00				
25	Amount of line 20 Related to Energy Conservation Measures	44,631.97				
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
		03/28/2011				

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

Part I: Summary						
PHA Name/Housing Authority of Prince George's		Locality (City/County & State) 9400 Peppercorn Place, Suite 200, Largo, Maryland			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	244,631.97	244,631.97	244,631.97	244,631.97
C.	Management Improvements		30,000.00	30,000.00	30,000.00	30,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		49,821.40	49,821.40	49,821.40	49,821.40
F.	Other Fee and cost		25,000.00	25,000.00	25,000.00	25,000.00
G.	Operations		30,000.00	30,000.00	30,000.00	30,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		116,760.63	116,760.63	116,760.63	116,760.63
K.	Total CFP Funds		498,214.00	498,214.00	498,214.00	498,214.00
L.	Total Non-CFP Funds					
M.	Grand Total		498,214.00	498,214.00	498,214.00	498,214.00

Part I: Summary (Continuation)

A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
PHA Name/Number Prince George's County Government 9400 Peppercorn Place, Suite 200, Largo, Maryland 20774		Annual Statement				
	MD15-6 Cottage City Towers	Annual Statement				
	MD 15-4 Kimberly Gardens					

Original 5-Year Plan Revision No: 1

Part III: Supporting Pages - Management Needs Work Statement(s)		Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013	
Statement for Year 1 FFY 2011	Development Number/Name of Major Work Categories	Estimated Cost	General Description of Major Work Categories	Development Number/Name of Major Work Categories	Estimated Cost
Annual Statement	PHA-WIDE - ID SYSTEM	1,800.00			
	MD 15-2 Owens Road	2,400.00			
	Copier/Fax	1,689.00			
	Computer				
	MD15-6 - Cottage City Towers				
	Copier/fax	1,689.00			
	Computer				
	MD15-4 Kimberly Gardens				
	Copier/Fax				
	Computer				
	MD15-3 Marborough Town				
	Printer/Fax	300.00			
	Computer				
	MD 15-4 Rollingcrest Village				
	Printer	200.00			
	Computer				
	Sub Total/Hard Cost				
	Training/Soft Cost	20,722.00			
	Subtotal of Estimated	30,000.00			
	Subtotal of Estimated Cost				20,722.00

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

Work Statement for Year	2011	2012	2013	2014	2015
Work Statement for Year 4	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE
Development of Major Work Categories	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE
Estimated Cost	20,722.00	20,722.00	20,722.00	20,722.00	20,722.00
Work Statement for Year 5	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE
Development of Major Work Categories	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE	PHA-WIDE
Estimated Cost	20,722.00	20,722.00	20,722.00	20,722.00	20,722.00
Subtotal of Estimated Cost	20,722.00	20,722.00	20,722.00	20,722.00	20,722.00

2012 AGENCY PLAN

CAPTIAL FUND PROGRAM (CFP) Performance and Evaluation Reports 2006 - 2010

*Housing Authority of Prince George's County, Maryland
Department of Housing and Community Development*

PHA Plans

5 Year Plan for Fiscal Years 2011 – 2016

Annual Plan for Fiscal Year 2012

50075.1

Part I: Summary						
PHA Name: Housing Authority of Prince George's County		Grant Type and Number Capital Fund Program Grant No: Capital Fund Program Grant No: MD39P015501-06 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant: 06 FFY of Grant Approval: 06 Closeout	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/9/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00	10,000.00	10,000.00	10,000.00	
3	1408 Management Improvements	23,580.00	23,580.00	23,580.00	23,580.00	
4	1410 Administration (may not exceed 10% of line 21)	21,589.00	21,589.00	21,589.00	21,589.00	
5	1411 Audit	1,500.00	1,500.00	1,500.00	1,500.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	29,000.00	29,000.00	29,000.00	29,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	81,586.24	94,035.74	94,035.74	94,035.74	
10	1460 Dwelling Structures	62,769.00	52,319.50	52,319.50	52,319.50	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Housing Authority of Prince George's County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-06 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant:06 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/16/10		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	118,928.76	118,928.76	118,928.76	118,928.76	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	2,000.00	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	350,953.00		350,953.00	350,953.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	146,355.24				
Signature of Executive Director <i>Christa Carter for</i>		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		
PHA Name: Housing Authority of Prince George's County	Grant Type and Number Capital Fund Program Grant No: MD39P015501-07 Replacement Housing Factor Grant No: Date of CFFP: Y	FFY of Grant: 07 FFY of Grant Approval: 07

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 6/9/11 Revised Annual Statement (revision no:02)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00		10,000.00	10,000.00
3	1408 Management Improvements	25,000.00		25,000.00	
4	1410 Administration (may not exceed 10% of line 21)	49,531.00		49,531.00	49,531.00
5	1411 Audit	2,000.00		2,000.00	2,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000.00		45,000.00	45,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	246,300.24		246,300.24	77,917.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of Prince George's County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-07 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant:07 FFY of Grant Approval: 07	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/09/11 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	117,503.76		117,503.76	117,503.76	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	495,335.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	34,690.00				
23	Amount of line 20 Related to Security - Soft Costs	25,000.00				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	74,690.00				
Signature of Executive Director: <i>Carol Carter for</i>		Date: <i>6/10/11</i>		Signature of Public Housing Director: _____		
				Date: _____		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Prince George's County				Federal FFY of Grant: 07	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/12/09	09/12/09	09/12/11	09/12/11	
MD15-2					
MD15-3					
MD15-6					
MD15-7					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name: Housing Authority of Prince George's County

Grant Type and Number
 Capital Fund Program Grant No: MD39P015501-08
 Replacement Housing Factor Grant No:
 Date of CFFP: Y

FFY of Grant: 08
 FFY of Grant Approval:

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 06/09/11

Revised Annual Statement (revision no:02)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
1	Total non-CFFP Funds	Original	Expended
2	1406 Operations (may not exceed 20% of line 21) ³	10,000.00	10,000.00
3	1408 Management Improvements	25,500.74	25,500.74
4	1410 Administration (may not exceed 10% of line 21) ³	49,531.00	49,531.00
5	1411 Audit	2,000.00	1,881.97
6	1415 Liquidated Damages		
7	1430 Fees and Costs	44,150.80	44,150.80
8	1440 Site Acquisition		
9	1450 Site Improvement	20,000.00	35,000.00
10	1460 Dwelling Structures	206,259.50	218,526.73
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	26,300.00	0
13	1475 Non-dwelling Equipment		0
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

Part I: Summary					
PHA Name: Housing Authority of Prince George's County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-08 Replacement Housing Factor Grant No: Date of CFFP: Y		FFY of Grant:08 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/09/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	115,838.76	115,838.76	115,838.76	115,838.76
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	500,430.00	500,430.00	500,430.00	387,020.07
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	25,500.74			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	139,159.50			
Signature of Executive Director: <i>Cheryl Carter Fox</i>		Date: <i>6/10/11</i>		Signature of Public Housing Director: _____ Date: _____	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Prince George's County			Grant Type and Number Capital Fund Program Grant No: MD39P015501-08 CFFP (Yes/ No): Y Replacement Housing Factor Grant No:			Federal FFY of Grant: 08		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD 15-2	Expand sprinkler System in Basement	1460	2	30,000.00	0	0	0	
MD15-2	Replace emergency call switches	1460	1	15,000.00	0	0	0	
MD15-2	Replace Ceiling in Boiler Room	1460	1	80,000.00	24,400.00	24,400.00	24,400.00	Completed
MD15-2	Replace Fasica Flashings Gutters and Downspouts on Front Canopy	1450	1	20,000.00	35,000.00	35,000.00	35,000.00	Completed
MD15-2	Replace In-Line Riser Gate Valves with Ball Valves	1460	1	20,000.00	0	0	0	
MD15-2	Replace Basement Doors Maintenance Room	1460		20,000.00	18,500.00	18,500.00	18,500.00	Completed
MD15-4	Replace Siding	1460	1	0	47,328.77	47,328.47	47,328.47	Completed
MD15-4	Expand Sprinkler System in Basement	1460	1	31,259.50	0	0	0	
MD15-7	Install Thresholds in Units to Meet 504	1460	1	10,000.00	0	0	0	
MD15-7	Replace Chimney Flues	1470	1	0	0	0	0	
MD15-7	Replace Chimney Flues	1460	1	26,300.00	0	0	0	
MD15-3	Replace Concrete Sidewalk	1460	1	0	42,500.00	42,500.00	42,500.00	Completed
MD15-2	Replace Domestic Water Lines in Crawl Spaces	1460	1	0	50,798.26	50,798.26	50,798.26	Completed
	Sub Total			252,559.50	218,527.03	218,527.03	217,559.50	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Prince George's County				Federal FFY of Grant: 08	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06/12/10	06/12/10	06/12/12	06/12/12	
MD15-2					
MD15-3					
MD15-4					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Housing Authority of Prince George's County	Grant Type and Number Capital Fund Program Grant No: MD39S01550-09 Replacement Housing Factor Grant No: Date of CFFP: N
FFY of Grant: 09 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:01)
 Performance and Evaluation Report for Period Ending: 06/9/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	63,345.00	63,345.00	63,345.00	63,345.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00	20,000.00	20,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00	100,000.00	100,000.00	100,000.00
10	1460 Dwelling Structures	450,100.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary					
PHA Name: Housing Authority of Prince Georges County		Grant Type and Number Capital Fund Program Grant No: MD39S015501-09 Replacement Housing Factor Grant No: Date of CFFP: N		FFY of Grant:09 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	633,445.00	633,445.00	633,445.00	366,266.24
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	550,100.00			
Signature of Executive Director <i>Carla Carter for</i>		Date	Signature of Public Housing Director		Date
					<i>6/10/11</i>

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Prince George's County			Grant Type and Number Capital Fund Program Grant No: MD39S01550109 CFPP (Yes/ No): N Replacement Housing Factor Grant No:			Federal FFY of Grant: 09		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD 15-2	Install Storm Water System in Front of Building and Correct Water in Crawl Spaces	1460	1	69,100.00	169,577.00	169,577.00		Completed
MD15-2	Install Individual Gas Lines in Units	1460	123	35,000.00	16,113.00	16,113.00	16,113.00	Completed
MD15-6	Replace Trash Compactor and Dumpsters	1460	1	36,000.00	19,745.00	19,745.00	19,745.00	Completed
MD15-3	Install EnergyEfficient Window Covers	1460	252	25,000.00	0	0	0	0
MD15-3	Replace Select Furances	1460	10	30,000.00	25,800.00	25,800.00	25,800.00	Completed
MD15-3	Correct Underground Water Leaks Replace Asphalt and Concrete	1450	1	50,000.00	50,000.00	50,000.00	50,000.00	Completed
MD15-4	Install EnergyEfficient Window Covers	1460	300	30,000.00	0	0	0	0
MD15-4	Correct Underground Water Leaks Replace Asphalt and Concrete Replae	1450	1	50,000.00	50,000.00	50,000.00	50,000.00	Completed
MD15-4	Install New Siding	1460	53	100,000.00	141,365.00	141,365.00	117,108.24	Completed
MD15-7	Install New Siding	1460	42	100,000.00	87,500.00	87,500.00	87,500.00	Completed
MD15-2	Conduct Environmental Study	1430	1	20,000.00	0	0	0	Completed
	Sub Total			550,100.00	550,100.00	550,100.00	366,266.24	

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

² To be completed for the Performance and Evaluation Report.

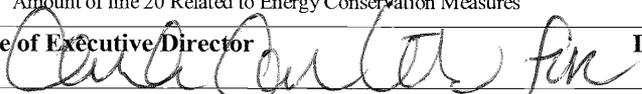
Part I: Summary						
PHA Name: Housing Authority of Prince George's County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-09 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant: 09 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/09/11 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	40,000.00	40,000.00	40,000.00	37,990.00	
3	1408 Management Improvements	30,000.00	30,000.00	30,000.00	23,329.50	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00	50,000.00	50,000.00	2,860.00	
5	1411 Audit	2,000.00	0	0		
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	24,662.00	24,662.00	6,670.50	
8	1440 Site Acquisition	24,662.00	0	0	0	
9	1450 Site Improvement					
10	1460 Dwelling Structures	236,810.62	236,810.62	236,810.62	56,569.29	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of Prince Georges County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-09 Replacement Housing Factor Grant No: Date of CFFP: Y		FFY of Grant:09 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/09/11				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	118,954.38	118,954.38	118,954.38	118,954.38
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	500,427.00		500,427.00	208,344.38
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	171,810.62		171,810.62	
Signature of Executive Director 		Date 10/10/11		Signature of Public Housing Director Date	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of Prince George's County			Grant Type and Number Capital Fund Program Grant No: MD39P015501-09 CFFP (Yes/ No): Y Replacement Housing Factor Grant No:			Federal FFY of Grant: 09		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MD 15-7	Install New Roofs	1460	22	0	45,000.00	45,000.00		Completed
MD15-2	Replace Trash Compactors	1460	1	45,000.00	0	0	0	
MD15-2	Replace Domestic Water Lines in Crawl Spaces	1460	1	26,926.24	28,041.86	28,041.86	28,041.86	Completed
MD15-4	Correct Underground Water Leaks, Asphalt, and Concrete	1460	1	25,884.38		25,884.38		90% Completed
MD 15-2	Install Energy Efficient Fixtures.	1460	123	21,884.38	0	0	0	
MD15-2	Replace Select Unit Entrance Doors	1460	8	8,000.00	8,000.00	8,000.00		Started
MD15-3	Install Energy Eficient Water Heaters	1460	64	30,000.00	30,000.00			Not Started
MD15-3	Add Insulation in Attics	1460	63	25,000.00	21,884.38	21,884.38	21,884.38	Completed
MD15-4	Add Insulation in Attics	1460	50	30,000.00	30,000.00	30,000.00	30,000.00	Completed
MD15-6	Replace Select Unit Entrance Doors	1460	8	8,000.00	8,000.00	8,000.00		Started
MD15-7	Replace Select Furnances	1460	12	40,000.00	40,000.00	40,000.00		Started
	Sub Total			234,810.62	234,810.62	73,041.86		

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Prince Georges County			Grant Type and Number Capital Fund Program Grant No: MD39P015501-09			Federal FFY of Grant: 09		
			CFFP (Yes/ No): Y			Replacement Housing Factor Grant No:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	Operating Fund	1406	1	40,000.00	40,000.00	40,000.00	37,990.00	
PHA-WIDE	Management Improvement	1408	1	30,000.00	30,000.00	30,000.00	23,329.50	
PHA-WIDE	Administration Coordinator	1410	1	50,000.00	50,000.00	50,000.00	2,860.00	
PHA-WIDE	Audit	1411	1	2,000.00	0	0		
PHA-WIDE	Fees and Costs	1430	1	24,662.00	24,662.00	24,662.00	6,750.00	
PHA-WIDE	Debt Services	1501	1	118,954.38	118,954.38	118,954.38	118,954.38	
	Subtotal Total			265,616.38	263,616.38	263,616.38	189,883.88	
	Grant Total			500,427.00	500,427.00	500,427.00		

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Prince Georges County					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/14/11	09/14/11	09/14/13	09/14/13	
MD15-2					
MD15-3					
MD15-4					
MD15-6					
MD15-7					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	PHA Name: Housing Authority of Prince George's County	Grant Type and Number Capital Fund Program Grant No: MD39P0155010-10 Replacement Housing Factor Grant No: Date of CFFP: Y	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: (1))
 Performance and Evaluation Report for Period Ending: 06/9/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	38,000.00			
3	1408 Management Improvements	33,900.00			
4	1410 Administration (may not exceed 10% of line 21)	49,821.40			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,065.60			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	228,472.62			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Housing Authority of Prince Georges County		Grant Type and Number Capital Fund Program Grant No: MD39P015501-10 Replacement Housing Factor Grant No: Date of CFFP: Y			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/9/11		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	118,954.38				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	498,214.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	11,400.00				
24	Amount of line 20 Related to Security - Hard Costs	22,500.00				
25	Amount of line 20 Related to Energy Conservation Measures	198,472.62				
Signature of Executive Director: <i>Carl Carter for</i>		Date 6/10/11		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Prince Georges County				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	07/14/12	07/14/12	07/14/14	07/14/14	
MD15-2					
MD15-4					
MD15-7					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

