

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of Washington County</u> PHA Code: <u>MD028</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>80</u> Number of HCV units: <u>498</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Provide decent, safe, affordable housing solutions that strengthen our community by focusing on local needs.																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="margin-left: 20px;">A. Goals and Objectives for FY2010-2014</p> <p style="margin-left: 40px;">I. Gain community respect and support for housing efforts</p> <ol style="list-style-type: none"> <li>1. Improve marketability of units</li> <li>2. Provide service that is quick, dependable and respectful</li> <li>3. Meet financial obligations in a timely and efficient manner</li> <li>4. Reduce program abuse by 5% per year over a five year period beginning in 2010</li> <li>5. Recruit and retain landlords willing to accept Section 8 by providing clear and helpful information</li> <li>6. Obtain the highest scores every time we are rated by outside agencies</li> <li>7. Put the Housing Authority name before the community in a clear and consistent fashion</li> <li>8. Ensure equal opportunity and affirmatively further fair housing practices</li> <li>9. Soften the financial burden on those with greatest need.</li> <li>10. Provide helpful resident services and referral</li> </ol> <p style="margin-left: 40px;">II. Eliminate severe cost burden</p> <ol style="list-style-type: none"> <li>1. Obtain more Voucher funding</li> <li>2. Maximize the utilization of existing resources</li> <li>3. Develop affordable units in areas of greatest need</li> <li>4. Influence local policies like inclusionary zoning and Housing Trust Fund that affect housing cost and affordability</li> </ol> <p style="margin-left: 40px;">III. Promote self-sufficiency and asset development among assisted families</p> <ol style="list-style-type: none"> <li>1. Promote participation in the FSS program</li> <li>2. Promote good housekeeping</li> <li>3. Teach the importance of timely and clear communications by modeling the behavior we expect from tenants</li> </ol> <p style="margin-left: 20px;">B. Progress made on Goals and Objectives from the FY2010-2014 5-Year Plan          The Authority has developed a Marketing Plan, has assisted HUD with the processing of our Conversion Plan and has implemented a Rent-to-Own program using both NSP and private bank financing.</p>																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <a href="http://www.hawcmd.org">www.hawcmd.org</a> or at 319 East Antietam Street, 2 <sup>nd</sup> Floor, Hagerstown, MD 21740																										

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> HAWC has proposed conversion of its 80 units of public housing to tenant-based housing choice vouchers. This application is pending HUD final approval.
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See following pages.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See following pages.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See the 2009-2014 5-Year Plan.
9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Section 5.2 above. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See the 2009-2014 5-Year Plan.
11.0	<b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.  (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>None.</b> (g) Challenged Elements. - <b>NONE</b> (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (j) Actions taken to address the "Violence Against Women Act" <b>HAWC adopted a VAWA policy on April 18, 2006, that revised the Administrative Plan and the Admissions and Occupancy Policies to comply with the VAWA provisions. Those documents are available to the public in the Authority offices.</b>

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. 2577-0286  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name		Capital Fund Program Grant No: MD028P02850110		2010	
Housing Authority of Washington County		Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011		Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	3,670.32	2,318.32	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	6,200.00	6,200.00	0.00	0.00
10	1460 Dwelling Structures	97,379.68	98,731.68	20,431.68	17,079.68
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	1498 Development Activities				
18a	1501 Collateralization of Debt Service paid by the PHA				
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	107,250.00	107,250.00	20,431.68	20,431.68
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	52,779.68	54,131.68	20,431.68	17,079.68
Signature of Executive Director		Signature of Public Housing Director		Date	
		<i>Michael J. [Signature]</i>		4/15/2011	



Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name		Capital Fund Program Grant No: MD028P02850111		2011	
Housing Authority of Washington County		Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
Original Annual Statement Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost
1	Total Non- CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	8,250.00	8,250.00	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	11,250.00	11,250.00	0.00	0.00
10	1460 Dwelling Structures	13,500.00	13,500.00	0.00	0.00
11	1465.1 Dwelling Equipment - Non-expendable				
12	1470 Non-dwelling Structures	75,000.00	75,000.00	0.00	0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by 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)	108,000.00	108,000.00	0.00	0.00
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 Emergency Conservation Measures	83,500.00	83,500.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	
		<i>Richard J. [Signature]</i>		4/15/2011	





**Capital Fund Program – Five-Year (Rolling) Action Plan**

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

<b>Part I: Summary</b>						
<b>Housing Authority of Washington County (MD028) Washington County, Maryland</b>						
PHA Name/Number		Locality (City/County & State)			■ Original 5-Year Plan □ 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	107,250.00	104,000.00	103,200.00	89,936.00
C.	Management Improvements					
D.	PHA-wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other - Energy Audit					
G.	Operations		750.00	4,000.00	4,800.00	18,064.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		108,000.00	108,000.00	108,000.00	108,000.00
L.	Total Non-CFP Funds					
M.	Grand Total		108,000.00	108,000.00	108,000.00	108,000.00

**Capital Fund Program – Five-Year (Rolling) Action Plan**

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

<b>Part I: Summary (Continuation)</b>		Housing Authority of Washington County (MD028)		Washington County, Maryland	
PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
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>Annual Statement</b>				
MD028100000					
Blue Mountain Estates					
(Elderly)		86,250.00	75,000.00	79,200.00	
(Family)		15,000.00	29,000.00	24,000.00	89,936.00
		101,250.00	104,000.00	103,200.00	89,936.00



