

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Montgomery County Housing Authority

PHA Number: PA012

PHA Fiscal Year Beginning: 01/02

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
*1875 New Hope Street, Norristown, PA 19401
- ☐ PHA development management offices
- ☒ PHA local offices (Public Housing Office)
*501 E. High Street, Pottstown, PA 19464

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA*
- ☐ PHA development management offices
- ☒ PHA local offices (Public Housing Office)*
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main administrative office of the PHA*
- ☐ PHA development management offices
- ☒ Other (list below)
Pottstown Public Housing Office*

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

To stimulate and ensure safe, decent and affordable housing in Montgomery County, PA;
To recognize residents, community and government leadership as our partners;
To expand opportunities for assisted families to locate housing throughout Montgomery County;
To support participants and residents in MCHA programs to become self-sufficient and economically independent including expanded opportunities and support for assisted families to realize the benefits of homeownership or progressively independent housing choices;
To maintain mutual respect and dignity with all residents of Montgomery County;
To assure financial responsibility and integrity by all participants and residents; and
To achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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: depending on program need, staff capacity, and willingness of agencies to partners with us, ie. Welfare to-work, assistance to persons with disabilities, etc., approximately 50-100 vouchers

- ☒ Reduce public housing vacancies: adequate tracking, coordination

- between managers and maintenance and good waiting list management helps MCHA obtain 20 day turnaround average
 - ☒ Leverage private or other public funds to create additional housing opportunities: MCHA plans to investigate alternate funding through collaboration with other agencies and as a non-profit entity
 - ☐ Acquire or build units or developments
 - ☒ Other (list below)
 - Apply for incremental vouchers, which become available through NOFA
- ☒ PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - ☒ Improve public housing management: (PHAS score) MCHA has been a high performer for past several years, hope to be able to obtain same designation with PHAS, staff reorganization will improve accountability
 - ☒ Improve voucher management: (SEMAP score) MCHA has not received score yet, however, if improvement is needed it will be addressed
 - ☒ Increase customer satisfaction: one of MCHA's top priorities, promote good resident involvement with planning, policies and procedures, MCHA hopes to receive 10 points through RASS
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) if PHAS or SEMAP scores show a need for improvement, MCHA will concentrate on areas need
 - ☒ Renovate or modernize public housing units: excellent scores (A) through PHMAP for past several years, preserve renovated units and systems
 - ☒ Demolish or dispose of obsolete public housing: MCHA has experienced great success with Public Housing 5(h) Homeownership Program, currently have sold 17 obsolete public housing units through Homeownership and three units through disposition
 - ☐ Provide replacement public housing:
 - ☒ Provide replacement vouchers: equal to public housing units converted per QHWRRA – if we find that conversion is most feasible or feasible option
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
 - Objectives:
 - ☒ Provide voucher mobility counseling: MCHA participates in HUD's Regional Opportunity Program and per Administrative Plan undertakes a myriad of activities for unlimited amount of families to increase housing choices
 - ☒ Conduct outreach efforts to potential voucher landlords: proactively advertise, hold at least annually informative meetings

- ☒ Increase voucher payment standards: for exception rent areas which have been approved by HUD
- ☒ Implement voucher homeownership program: requests for Authority to administer demonstration program approved by HUD
- ☒ Implement public housing or other homeownership programs: currently experiencing great success with 5(h) Homeownership Program, sold 17 obsolete public housing units (scattered sites, PA-12-8) and 16 through county wide program
- ☒ Implement public housing site-based waiting lists: actively researching this option in the future, not this current program year
- ☒ Convert public housing to vouchers: actively researching this option in the future, not this current program year
- ☐ Other: (list below)

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

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: use of admission preferences as well as self-sufficiency programs to raise the income limits of current residents will enhance this goal
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: analysis will disclose whether this is required to affect deconcentration
 - ☒ Implement public housing security improvements: actively pursuing PHDEP grants for all developments including our primarily elderly/disabled developments, strong screening and tougher eviction policies will ensure housing opportunities are offered to deserving families, MCHA estimates that for every five applicants eligible for the waiting list one applicant will be denied for past negative behavior
 - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) MCHA analysis indicates a great need for housing for the elderly and plans to pursue designation of some of it's developments
 - ☐ Other: (list below)

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: one of MCHA's top priorities, also good way to address deconcentration efforts, three resident councils have been awarded TOP Grants and MCHA administers successful Family Self Sufficiency Programs, estimate 50% of households will be employed within five years
- ☒ Provide or attract supportive services to improve assistance recipients' employability: through Family Self Sufficiency Programs, Housing Choice Voucher Program (HCVP) and Public Housing, implement new partnerships through Public Housing Community Service, 90% of families will be in compliance
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities: MCHA has recently been presented with a local and State award for actively promoting elderly workers through the National Caucus for the Black Aged (NCBA). MCHA currently has 28 elderly workers on the program and will continue to support these efforts.
- ☒ Other: (list below)
MCHA actively promotes Section 3 requirements through contracting preferences and advertisement

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: MCHA has always and continues to monitor that access to housing is fair to all applicants, MCHA advertises at various service providers, in public newspapers, churches, at each development and main administrative office
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: analysis will disclose whether measures are required
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: MCHA has always and continues to offer accessible units to families who will benefit the most. Procedures are included in lease, ACO Policy and Management Plan
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Actively submit applications for supportive grants to improve current services offered to our Public Housing residents and Housing Choice Voucher Program (HCVP) tenants and to implement new and additional services.

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Housing Choice Voucher Program (HCVP) Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide 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 Montgomery County Housing Authority (MCHA) has developed its Agency Plan in cooperation with residents, management, maintenance, local government and other interested parties. Prioritization of Capital Fund items was based on need, while attempting to distribute funds as evenly as possible. This was a predominate concern with many residents and maintenance personnel. The MCHA's statutory requirements concerning lead based testing and 504 compliance have been completed and the MCHA is in compliance.

The following are points of concern with respect to our management of Public Housing developments: turnaround time, vacancy rate, income loss due to vacancies, extensive crime rate and vandalism, drug and alcohol abuse and resident initiatives. While these remain areas of concern, we have been able to continue to improve conditions to the point that we have received a high performer rating for the past seven years. Our administration restructuring has provided a greater degree of accountability through a more direct chain of command. By bringing Maintenance, Management and Modernization under the supervision of one Deputy Executive Director has allowed for better coordination between the three departments.

The most important management improvements we have made in order to preserve the physical improvements are those related to procedures and staff development as well as resident initiatives. Through semi-annual inspections we have been able to identify and correct minor maintenance items which, if unreported, would have become major problems or even emergency situations.

Residents are sometimes reluctant to report items to maintenance, in many cases they are not reported in order to postpone or delay a charge, (if applicable), others may simply go unnoticed; in any event, semi-annual inspections have provided a vehicle in which we can avoid escalation of minor maintenance problems, reduce emergency situations and also accelerate unit turnover.

Management staff has been working with resident representatives to develop a set of housekeeping standards. This will allow managers to take action against residents who do not care for their apartments or yards properly.

The newly enacted Quality Housing Work Responsibility Act (QHWRA) has brought many changes to the Public Housing Department. The MCHA has implemented family choice of rent, income exclusions for Welfare to Work incentives, community service requirements, income targeting requirements, and has developed a policy for deconcentration of families with certain income levels.

The quality of both maintenance and management are dependent not only on the employees having a clear set of guidelines describing their jobs, but also on their having the skills to perform the jobs; staff development and training are critical to preserving the work and implementing new policies and procedures. Maintenance, Management and Modernization staff will receive skills training and supervisors will be trained in planning and prioritizing jobs, deploying staff and monitoring production.

As the Housing Choice Voucher Program (HCVP) staff moves forward over the next year we face many challenges. We have successfully implemented most of the QHWRA mandates including the merged Certificate/Voucher program, the income targeting requirements, minimum rents and minimum rent exceptions, Family Self-Sufficiency Program size, repeal of the Federal Preferences, application admission review process, repeal of the 90 day hold on leasing tenant based assistance, termination of assisted tenancy for illegal use of controlled substances and alcohol abuse when it is determined by the MCHA to interfere with the health, safety or right to peaceful enjoyment of the premises and other residents and the repeal of the “take-one-take all” pre-existing provisions.

Our plans for our Housing Choice Voucher Program (HCVP) for the upcoming year include: Relocation of our offices to effect a more comfortable and spacious work environment, SEMAP reporting, continued implementation of Welfare-to-Work Voucher Program for the 50 vouchers awarded to us under this program, ongoing training and quality control review relative to changes effected and implemented as noted above, continued implementation of our Housing Choice Voucher Program (HCVP) Homeownership Option, possible reorganization of the Housing Choice Voucher Program (HCVP) Department, submission of application(s) for additional Housing Choice Voucher Program (HCVP) vouchers, (dependent on NOFAs for this funding) and continued intense efforts to place our new subsidies under contract with owners.

MCHA RESOURCES CENTER (PROJECT)

The Project, known as the MCHA Resources Center, comprises approximately 30,000 square feet and will provide office space to accommodate the expanded headquarters of MCHA and the MCRDA. It will provide offices and other facilities for the Small Business Assistance Center of the Borough, The County’s new Homeownership Resource Center. We also plan to provide facilities for the new Norristown Business Development Center, and other public and non-profit agencies providing housing and economic development services and assistance.

As part of the Project, a significant resource will be the new Presentation Center (see below). This new space will be available to all of the agencies and programs to be housed at the MCHA Resources Center and to the community generally on a space available basis.

The Project site is located one block from the County Courthouse and is convenient to local bus and commuter rail line transportation. The site is two blocks from the Norristown Transportation Center (bus and light rail) and three blocks from Route 202. The location is also close to other major highways accessing the Schuylkill Expressway (I-76) and the Pennsylvania Turnpike and traversing Chester, Delaware, Montgomery and Bucks Counties from south to north.

MONTGOMERY COUNTY HOUSING AUTHORITY (MCHA)

The MCHA is undertaking the Project to provide expanded, modernized and more efficient office space for its headquarters and administrative operations, which are currently housed in approximately 7,200 square feet of leased space at 1875 New Hope Street, Norristown, PA. The MCHA will occupy approximately 10,000 of the 30,000 square feet in the Project building.

The MCHA currently has approximately thirty (30) full-time management, administrative and professional staff at its headquarters. We will transfer that personnel complement to the Project facility and will consolidate four (4) additional full-time members from other locations at the new offices.

The new, expanded Project space will permit the MCHA to consolidate certain of its activities presently fragmented among other multiple locations and permit the modernization of its offices, to include the addition of new communications and computer technology. We will make our offices fully handicapped-accessible and compliant with the Americans with Disabilities Act; and will provide staff and facilities expansion capability to accommodate estimated expansion needs for the near future.

In addition, MCHA's relocation to the Project facility will put its central housing management and administrative operation in close proximity to other housing and economic development activities in the center of the Borough. This will consolidate and facilitate the access for those in need of the various services, and represents a major investment in the Borough's central core by replacing a vacant structure with an active center of daily business activity. The MCHA, although a tax-exempt government agency owning the Project facility, will make payments in lieu of taxes to the Borough and the Norristown School District in order that the economic development benefits of the Project will not be offset by reduced taxes to the local taxing bodies.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
i. Annual Plan	
ii. Executive Summary	1 ES
iii. Table of Contents	
1. Housing Needs	1-abc
2. Financial Resources	7
3. Policies on Eligibility, Selection and Admissions	8
4. Rent Determination Policies	18
5. Operations and Management Policies	22*
6. Grievance Procedures	23*
7. Capital Improvement Needs	24
8. Demolition and Disposition	26
9. Designation of Housing	27N/A
10. Conversions of Public Housing	28 N/A
11. Homeownership	29*
12. Community Service Programs	30*
13. Crime and Safety	33*
14. Civil Rights Certifications (included with PHA Plan Certifications)	35
15. Audit	35
16. Asset Management	35*
17. Other Information	36
*Streamlined	

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration (not applicable per Notice PIH 99-51 (HA))
- ☒ (PA012a01)-Attachment A-FY 2002 Capital Fund Program Annual Statement
- ☒ (PA012b01)-Attachment B-Resident Advisory Board
- ☒ (PA012c01)-Attachment C-Resident Board of Director
- ☒ (PA012d01)-Attachment D- HCVP Homeownership Capacity Statement
- ☒ (PA012e01)-Attachment E-Progress Report
- ☒ (PA012f01)-Attachment F- Final Performance & Eval. Report, CGP 707 (Parts I,II,&III)
- ☒ (PA012g01)-Attachment G- Performance & Eval. Report, Period Ending 6/30/01 for CGP 708 (Parts I, II, & III)
- ☒ (PA012h01)-Attachment H- Final Performance & Eval. Report, Period Ending 6/30/01 for Housing Replacement Factor (Parts I, II, & III)
- ☒ (PA012i01)-Attachment I- Performance & Eval. Report, Period Ending 6/30/01 for CFP 2000 (Parts I, II, & III)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ (PA012j01)-Attachment J-FY 2002 Capital Fund Program 5 Year Action Plan
- ☒ (PA012k01)-Attachment K-Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Housing Choice Voucher Program (HCVP) Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Housing Choice Voucher Program (HCVP) rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Housing Choice Voucher Program (HCVP) Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Housing Choice Voucher Program (HCVP) informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Housing Choice Voucher Program (HCVP) Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plan)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Housing Choice Voucher Program (HCVP) Homeownership program <input checked="" type="checkbox"/> check here if included in the Housing Choice Voucher Program (HCVP) Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency (Public Housing is still in process see cover letter)	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Housing Choice Voucher Program (HCVP)	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Section 3 Policy	Annual Plan: Community Service & Self-Sufficiency
X	Community Service Policy	Annual Plan: Community Service & Self-Sufficiency
X	One Strike and You're Out Policy	Annual Plan: Safety and Crime Prevention
X	Fair Market Rents and Utility Allowances	Annual Plan: Rent Determination
X	Public Housing Lease	Annual Plan: Management and Operations
X	Program Integrity Policy	Annual Plan: Management and Operations
X	Resident Involvement Policy	Annual Plan: Management and Operations
X	MCHA Organizational Chart and Contacts	Annual Plan: Management and Operations
X	List of Members of Advisory Board, Advertisement and Public Meeting Schedules	Annual Plan: Resident and Public Comment
X	List of Public Housing Developments and Income Limits	Annual Plan: Management and Operations

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s 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, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A 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	7,871	4	4	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	7,689	4	4	N/A	N/A	2	N/A
Income >50% but <80% of AMI	14,935	3	3	N/A	N/A	2	N/A
Elderly	11,691	5	4	N/A	N/A	2	N/A
Families with Disabilities	2,233	4	4	N/A	3	2	N/A
Race/Ethnicity White/Non Hisp.	26,018	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	3,011	3	3	N/A	N/A	2	N/A
Hispanic	582	4	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Montgomery County 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☒ American Housing Survey data
Indicate year: 1995
- ☐ Other housing market study
Indicate year
- ☐ Other sources

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	639	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	577	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	873	3	3	N/A	N/A	2	N/A
Elderly	951	4	3	N/A	N/A	2	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	1775	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	251	3	3	N/A	N/A	2	N/A
Hispanic	20	3	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Lower Merion 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

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	553	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	554	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	882	4	3	N/A	N/A	2	N/A
Elderly	997	5	3	N/A	N/A	2	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	1702	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	199	3	3	N/A	N/A	2	N/A
Hispanic	34	4	3	N/A	N/A	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Abington 1995
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

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	1,099	4	3	N/A	N/A	2	N/A
Income >30% but <=50% of AMI	874	4	3	N/A	N/A	2	N/A
Income >50% but <80% of AMI	1,383	4	3	N/A	N/A	2	N/A
Elderly	925	4	3	N/A	N/A	2	N/A
Families with Disabilities	74*	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non Hisp.	2,066	4	3	N/A	N/A	2	N/A
Black/Non Hisp.	1,050	4	3	N/A	N/A	2	N/A
Hispanic	184	4	3	N/A	N/A	2	N/A

*Source could only provide for families with severe mental illness.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Norristown Borough 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Housing Choice Voucher Program (HCVP) Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Housing Choice Voucher Program (HCVP) tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Housing Choice Voucher Program (HCVP) and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families as of 8/31/01	% of total families	Annual Turnover
Waiting list total	591	--	35 units
Very low income (>30% but <=50% AMI)	213	36%	
Low income (>50% but <80% AMI)	18	03%	
Extremely low income <=30% AMI	360	61%	
Families with children	312	53%	
Elderly families	149	25%	
Families with Disabilities	92	16%	
White 1-2	250	42%	
White/Hispanic 1-1	24	04%	
Black 2-2	309	52%	
Black/Hispanic 2-1	3	01%	
American Indian 3	2	00%	
Asian 4	3	01%	
Other 5	0	00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	40	04%	17 units
2 BR	161	31%	39 units

Housing Needs of Families on the Waiting List
--

PHA Annual Plan, Page 2			
3 BR	124	19%	8 units
4 BR	25	04%	2 unit
5 BR	2	00%	0 unit
Efficiencies	239	43%	34 units
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input 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 type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Housing Choice Voucher Program (HCVP) tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Housing Choice Voucher Program (HCVP) and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	465		612
Extremely low income <=30% AMI	462	100%	
Very low income (>30% but <=50% AMI)	3	00%	
Low income (>50% but <80% AMI)	0	00%	
Families with children	342	73%	
Elderly families	14	05%	
Families with Disabilities	54	13%	
White	115	18%	
White/Hispanic	18	07%	
Black	329	75%	
Black/Hispanic	1	00%	
American Indian	0	00%	
Asian	0	00%	

Housing Needs of Families on the Waiting List			
PHA Annual Plan, Page 3			
Hispanic American Indian	0	0%	
Other	2	01%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 8 months (closed 12/31/99) 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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through Housing Choice Voucher Program (HCVP) replacement housing resources
- ☒ Maintain or increase Housing Choice Voucher Program (HCVP) lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Housing Choice Voucher Program (HCVP) lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase Housing Choice Voucher Program (HCVP) lease-up rates by effectively screening Housing Choice Voucher Program (HCVP) applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

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

Select all that apply

- ☒ Apply for additional Housing Choice Voucher Program (HCVP) units should they become available and staffing is available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Housing Choice Voucher Program (HCVP) tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Housing Choice Voucher Program (HCVP) assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work (PH only)
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working (PH only)
- ☒ Adopt rent policies to support and encourage work (PH only)
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available and staffing is available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available (if community and social service agencies indicate desire to partner with MCHA in this initiative and if staffing is available)
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities (Public Housing only)
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel Housing Choice Voucher Program (HCVP) tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the Housing Choice Voucher Program (HCVP) program to owners outside of areas of poverty /minority concentrations
- ☒ Other: conduct Housing Choice Voucher Program (HCVP) landlord informational briefings

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ 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
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Housing Choice Voucher Program (HCVP) assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Housing Choice Voucher Program (HCVP) assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Housing Choice Voucher Program (HCVP) tenant-based assistance, Housing Choice Voucher Program (HCVP) supportive services or other.

FY2002

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	1,581,920	
b) Public Housing Capital Fund	1,050,248	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Housing Choice Voucher Program (HCVP) Tenant-Based Assistance	10,642,158	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	155,031	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	84,732	Rehab Laundry Facility
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

PHA Annual Plan, Page 7

2. Prior Year Federal Grants (unobligated funds only) (list below)	92,405 232,101	Housing Rep Factor 00 & 01 DEP012- 99, 00 & 01
DEV PA26-P012-014	1,227,587	PH Development
PA26-P012-50100	1,629,739	PH Capital Fund 2000 & 2001
CGP PA26-P012-708	143,840	PH Capital Improvements
3. Public Housing Dwelling Rental Income	1,598,920	PH Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	18,438,681	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (approx.4 months)
- ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☒ PHA development site management office
- ☒ Other (list below)
Centralized Waiting List Office

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More (2-3 Offer Plan)

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed 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?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Overhoused
☐ Underhoused
☐ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)
MCHA attempts to complete one transfer for every four admissions per development for the following reasons: overhoused, underhoused and non emergency medical justification

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction or who can provide evidence they were hired to work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

*MCHA aggregates preferences so that a family with greater points has higher priority

2 ☒ Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families

- 1 ☒ Residents who live and/or work in the jurisdiction or who can provide evidence they were hired to work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
4. Relationship of preferences to income targeting requirements:
- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)
- MCHA Resident Handbook
- One Strike and You're Out Policy
- Housekeeping Standards Policy
- b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing (Not applicable per Notice PIH 99-51 (HA))

- a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists

If selected, list targeted developments below:

☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing

☐ Actions to improve the marketability of certain developments

☐ Adoption or adjustment of ceiling rents for certain developments

☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Housing Choice Voucher Program (HCVP)

Exemptions: PHAs that do not administer Housing Choice Voucher Program (HCVP) are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based Housing Choice Voucher Program (HCVP) assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
 - ☐ Criminal and drug-related activity, more extensively than required by law or regulation
 - ☐ More general screening than criminal and drug-related activity (list factors below)
 - ☒ Other (list below)
Violent criminal activity to the extent required by Housing Choice Voucher Program (HCVP) regulations and law
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity (if written documentation is in tenant file)
 - ☒ Other (describe below)
See Chapter 8 of Housing Choice Voucher Program (HCVP) Administrative Plan

(2) Waiting List Organization

- a. With which of the following program waiting lists is the Housing Choice Voucher Program (HCVP) tenant-based assistance waiting list merged? (select all that apply)
- ☐ None
 - ☐ Federal public housing
 - ☒ Federal moderate rehabilitation
 - ☒ Federal project-based certificate program
 - ☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to Housing Choice Voucher Program (HCVP) tenant-based assistance? (select all that apply)

☒ PHA main administrative office

☒ Other (list below)

HCVP application packets are available at all Public Housing Developments, local social service agencies, and MCHA main office

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

medical emergencies, persons with disabilities, death in family and families searching for 3+ bedroom sized units

(4) Admissions Preferences

- a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Housing Choice Voucher Program (HCVP) program to families at or below 30% of median area income?

- b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Housing Choice Voucher Program (HCVP) tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Housing Choice Voucher Program (HCVP) assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction or who can provide evidence they were hired to work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Families over or under housed in MCHA Public Housing or Project Based & Mod Rehab units
Housing Choice Voucher Program (HCVP) Project Based & Mod Rehab families who must or request to move
Families that participate in a HUD or local law enforcement agency Witness Protection Program
Families in HUD's Welfare to Work Program per NOFA published 3/30/99

2. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

* MCHA aggregates preferences so that a family with greater points has higher priority

- 2 ☒ Date and Time

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing
- ☐ Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 1 ☒ Residents who live and/or work in your jurisdiction or can provide evidence they were hired to work in the jurisdiction

- ☐ Those enrolled currently in educational, training, or upward mobility programs
 - ☐ Households that contribute to meeting income goals (broad range of incomes)
 - ☐ Households that contribute to meeting income requirements (targeting)
 - ☐ Those previously enrolled in educational, training, or upward mobility programs
 - ☐ Victims of reprisals or hate crimes
 - ☒ Other preference(s) (list below)
- 1 Families over or underhoused in MCHA Public Housing or Project Based & Mod Rehab Units
- 1 Housing Choice Voucher Program (HCVP) Project Based & Mod Rehab families who must or request to move
- 1 Families that participate in a HUD or local law enforcement agency Witness Protection Program
- 1 Families in HUD's Welfare to Work Program per NOFA published 3/30/99
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- ☒ Date and time of application
 - ☐ Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
- ☒ This preference has previously been reviewed and approved by HUD
 - ☐ The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- ☐ The PHA applies preferences within income tiers
 - ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Housing Choice Voucher Program (HCVP) Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Housing Choice Voucher Program (HCVP) program administered by the PHA contained? (select all that apply)
- ☒ The Housing Choice Voucher Program (HCVP) Administrative Plan
 - ☒ Briefing sessions and written materials
 - ☐ Other (list below)
- b. How does the PHA announce the availability of any special-purpose Housing Choice Voucher Program (HCVP) programs to the public?
- ☒ Through published notices
 - ☒ Other (list below)
- Notification of waiting list families, i.e. welfare to work families eligible for welfare to work vouchers

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ 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). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☒ 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) _____
☐ Other (list below)
Any time a family receives an income decrease

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The Housing Choice Voucher Program (HCVP) rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Housing Choice Voucher Program (HCVP) Tenant-Based Assistance

Exemptions: PHAs that do not administer Housing Choice Voucher Program (HCVP) tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Housing Choice Voucher Program (HCVP) assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☒ 100% of FMR for Norristown and Pottstown Boroughs only

☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)
☐ Other:

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families (to achieve deconcentration)
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- ☒ Other (list below)
Success rates in finding units in higher rent market section of the County

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
Families with zero income

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Housing Choice Voucher Program (HCVP) only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Housing Choice Voucher Program (HCVP) Vouchers		
Housing Choice Voucher Program (HCVP) Certificates		
Housing Choice Voucher Program (HCVP) Mod Rehab		
Special Purpose Housing Choice Voucher Program (HCVP) Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List 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) and the policies governing Housing Choice Voucher Program (HCVP) management.

(1) Public Housing Maintenance and Management: (list below)

(2) Housing Choice Voucher Program (HCVP) Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Housing Choice Voucher Program (HCVP)-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Housing Choice Voucher Program (HCVP) Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Housing Choice Voucher Program (HCVP) tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher Program (HCVP) tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Housing Choice Voucher Program (HCVP) only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A (state name) PA012a01

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (state name) PA012f04

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Housing Choice Voucher Program (HCVP) only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Norristown Scattered Sites
1b. Development (project) number: PA26P012008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (12/28/98)
5. Number of units affected: 16
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/28/98 b. Projected end date of activity: approximately 12/28/02

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Housing Choice Voucher Program (HCVP) only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Housing Choice Voucher Program (HCVP) only PHAs are not required to complete this section.

- **Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Housing Choice Voucher Program (HCVP) only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Housing Choice Voucher Program (HCVP) Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Housing Choice Voucher Program (HCVP) Homeownership program pursuant to Housing Choice Voucher Program (HCVP)(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Housing Choice Voucher Program (HCVP) homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Housing Choice Voucher Program (HCVP) Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Housing Choice Voucher Program (HCVP)-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Housing Choice Voucher Program (HCVP) admissions policies
- ☐ Preference in admission to Housing Choice Voucher Program (HCVP) for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for Housing Choice Voucher Program (HCVP) homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Housing Choice Voucher Program (HCVP) participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Housing Choice Voucher Program (HCVP)		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Housing Choice Voucher Program (HCVP) Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime 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 testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: PA012k01)

14. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

15. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

16. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Housing Choice Voucher Program (HCVP) Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

17. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☒ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
 - Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☒ Candidates could be nominated by any adult recipient of PHA assistance
☒ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☒ All adult recipients of PHA assistance (public housing and Housing Choice Voucher Program (HCVP) tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Montgomery County, Pennsylvania)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ 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. (list below)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
 - To provide residents with economic and self-sufficiency opportunities
 - Modernization and revitalization of Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
- ☐ Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Housing and supportive services for low income residents
 - Accessibility and disability services
 - Elderly services
 - First time homebuyer opportunities
 - CDBG funding opportunities
 - Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Norristown Borough)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ 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 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. (list below)
 - Modernization and revitalization of current Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
 - ☐ Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - First time homebuyer opportunities
 - Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Abington Township)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ 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. (list below)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
 - To provide residents with economic and self-sufficiency opportunities
 - Modernization and revitalization of Public Housing units
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
 - ☐ Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Housing and supportive services for low income residents
 - Accessibility and disability services
 - Elderly services
 - First time homebuyer opportunities
 - Consolidated Plan supports MCHA's Capital Fund Plans

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Lower Merion Township)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ 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. (list below)
 - To provide safe, decent, accessible and affordable rental housing for Montgomery County low income residents, for the elderly and for families with special needs.
 - To provide residents with economic and self-sufficiency opportunities
 - To provide first time homeownership opportunities for families who would otherwise not be able to afford it.
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Housing and supportive services for low income residents
 - Accessibility and disability services
 - Elderly services
 - First time homebuyer opportunities

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Montgomery County Housing Authority defines substantial deviation or significant amendments or modification to its plan as discretionary changes in procedures or policies that fundamentally change the mission, goals, objectives or plans of the agency including the additions of non-emergency work items that are not included in the current 5-Year Action Plans, and additions of new activities not included in the current PHDEP Plan which require formal approval of the Board of Directors.

The Montgomery County Housing Authority's Five Year Plan for Capital Improvements has been submitted to our Responsible Entity, Montgomery County Housing Services, for environmental review processing during HUD's 75 day review period of this Agency Plan.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$220,278.00			
3	1408 Management Improvements	\$55,000.00			
4	1410 Administration	\$110,139.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$75,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00			
10	1460 Dwelling Structures	\$272,600.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$25,000.00			
12	1470 Nondwelling Structures	\$281,375.00			
13	1475 Nondwelling Equipment	\$32,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,101,392.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$225,375.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$6,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$217,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-002 Bright Hope Estates	Replace Porch Pads	1450	90 units	\$15,000.00				
“	Clean Exterior Buildings	1460	18 bldgs.	\$15,000.00				
“	Clean Heating Ducts	1460	100 units	\$12,000.00				
“	Modernize Community Laundry Facility/Market	1470	1 bldg.	\$15,000.00				
	Subtotal			\$57,000.00				
PA-26-PO12-003 Bright Hope Manor	Reseed Lawns	1450	20 units	\$2,000.00				
“	Clean Heating Ducts	1460	78 units	\$8,000.00				
“	Replace Concrete Pad Exterior and Community Building	1450	1,225 sf	\$8,000.00				
“	Replace Fence and Gates	1470	44 lf.	\$6,000.00				
“	Modernize Community Laundry Facility/Market	1470	1 bldg.	\$15,000.00				
	Subtotal			\$39,000.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-004 North Hills Manor	Install Gas Fired Boilers	1460	7	\$30,000.00				
“	Install Hot Water Heaters	1460	7	\$27,000.00				
“	Site Improvements	1450	L.S.	\$5,000.00				
	Subtotal			\$62,000.00				
PA-26-PO12-005 Crest Manor	Install Bedroom Closet Doors	1460	36 units	\$31,000.00				
“	Interior Lighting	1460	36 units	\$20,000.00				
“	Replace Interior Doors	1460	18 units	\$10,000.00				
	Subtotal			\$61,000.00				
PA-26-PO12-006 Golden Age Manor	Replace Windows	1460	85 units	\$85,000.00				
“	Spring Hinges & Latches on Doors	1460	85 units	\$5,400.00				
	Subtotal			\$90,400.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-007 Robert P. Smith Towers	Spring Hinges & Latches on Doors	1460	80 units	\$7,200.00				
	Subtotal			\$7,200.00				
PA-26-PO12-008 Scattered Sites	Minor Rehabilitation	1460	1 unit	\$5,000.00				
	Subtotal			\$5,000.00				
PA-26-PO12-009 Marshall W. Lee Towers	Replace First Floor Tile & Cove Base	1460	2,936 sf 385 lf	\$15,000.00				
“	Community Room Chairs	1460	80	\$2,000.00				
	Subtotal			\$17,000.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-26-PO12-0011 Sidney Pollock House								
	Ranges and Range Hoods	1465.1	100	\$25,000.00				
	Subtotal			\$25,000.00				
HA Wide MCHA Resources Center	Substantial Rehabilitation of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	1470	1 bldg.	195,375.00				
“	New Partition Walls	1470	L.S.	50,000.00				
	Subtotal			245,375.00				
HA-Wide	Operations: As outlined under Section 519 – Public housing capital and operating funds beginning in 2000 PHAs with 250 or more units can use up to 20% of their capital fund allocation for operating fund activities	1406		\$220,278.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements: Public Housing Computer Software Training & Technical Support	1408		\$45,000.00				
“	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug related crime and other criminal activities, etc.	1408		\$10,000.00				
	Subtotal			\$55,000.00				
HA-Wide	Administration: To improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units & sites, etc., and for environmental review costs	1410		\$110,139.00				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Fees & Costs: Architects & Engineers	1430		\$75,000.00				
HA-Wide	Non-Dwelling Equipment: Computer & Staff office equipment to improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units and sites, etc.							
	Personal Computers	1475	3	\$7,500.00				
	Printers	1475	3	\$4,500.00				
	Staff Office Equipment: Typewriters, fax, copier, etc.	1475	L.S.	\$20,000.00				
	Subtotal			\$32,000.00				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2002 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-002 Bright Hope Estates							
Replace Porch Pads	03/31/04			09/30/05			
Clean Exterior Buildings	03/31/04			09/30/05			
Clean Heating Ducts	03/31/04			09/30/05			
Modernize Laundry Facility/Market	03/31/04			09/30/05			
PA-26-PO12-003 Bright Hope Manor							
Reseed Lawns	03/31/04			09/30/05			
Clean Heating Ducts	03/31/04			09/30/05			
Replace Concrete Pad Exterior and Community Building	03/31/04			09/30/05			
Replace Fence and Gates	03/31/04			09/30/05			
Modernize Laundry Facility/Market	03/31/04			09/30/05			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2002 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-004 North Hills Manor							
Install Gas Fired Boilers	03/31/04			09/30/05			
Install Hot Water Heaters	03/31/04			09/30/05			
Site Improvements	03/31/04			09/30/05			
PA-26-PO12-005 Crest Manor							
Install Bedroom Closet Doors	03/31/04			09/30/05			
Interior Lighting	03/31/04			09/30/05			
Replace Interior Doors	03/31/04			09/30/05			
PA-26-PO12-006 Golden Age Manor							
Replace Windows	03/31/04			09/30/05			
Spring Hinges & Latches on Doors	03/31/04			09/30/05			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-007 Robert P. Smith Towers							
Spring Hinges & Latches on Doors	03/31/04			09/30/05			
PA-26-PO12-008 Scattered Sites							
Minor Rehabilitation	03/31/04			09/30/05			
PA-26-PO12-009 Marshall W. Lee Towers							
Replace First Floor Tile & Cove Base	03/31/04			09/30/05			
Community Room Chairs	03/31/04			09/30/05			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule		
PHA Name: Montgomery County Housing Authority	Grant Type and Number Capital Fund Program No: 2002 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-26-PO12-0011 Sidney Pollock House							
Ranges & Range Hoods	03/31/04			09/30/05			
HA-WIDE MCHA Resources Center							
Substantial Rehab. of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	03/31/04			09/30/05			
Site Improvements	03/31/04			09/30/05			
New Partition Walls	03/31/04			09/30/05			

Required Attachment B : Resident Advisory Board

PA-12-2/3 BRIGHT HOPE MANOR/ ESTATES

**Marie Johnson – Vice President
Yvonne Reyes
Laresten Walton
Karen Keim
Dawn Ziegler**

PA-12-4 NORTH HILLS MANOR

**Sherry Rivers – President
Sharon Hendrix
Marcia Fields
Sharlene Brown**

PA-12-5 CREST MANOR

**Carroll Woodridge – President
Marcia Diggs
Pam Baker**

PA-12-6 GOLDEN AGE MANOR

**Loryn Robinson – President
Arlene Weiser
Carol Giesecking
Clair Abbott
Cathryn Newton**

PA-12-7 ROBERT P. SMITH TOWERS

**Anthony Almond – President
Charles Wagner
John Purcell, Jr.
James Stephens
Regina Grillo
Virginia Hennessey
Regina Paliferro**

PA-12-9 MARSHALL LEE TOWERS

**Dan Harrington – President
Frances Lees
Mary Taraska
Jane Manduke
Mary White**

PA-12-11 SIDNEY POLLOCK HOUSE

**Jacquelyn Cellucci – President
Betty Shanely
Frances Carter
Loretta Chaback
Mary Sheha
Nora Haller
Pauline Martello**

HOUSING CHOICE VOUCHER PROGRAM

**Jamialoh Boyd – Representative
Sheila Wright – Representative**

Required Attachment C: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Charles Wagner

B. How was the resident board member selected: (select one)?

☒ Elected
☐ Appointed

C. The term of appointment is (include the date term expires): July 27, 2000 through July 27, 2005

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☐ Other (explain):

B. Date of next term expiration of a governing board member: December 31, 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Montgomery County Commissioners

Michael D. Marino, Esq., Chairman
James R. Mathews
Ruth S. Damsker

Required Attachment D : Housing Choice Voucher Program Homeownership Capacity Statement

The Montgomery County Housing Authority (MCHA) has been administering First Time Homeownership Programs for approximately five (5) years under HUD's 5(h) Homeownership Program. Over this period of time we have sold approximately 54 homes to low to moderate income families.

All of the families that purchased homes under the MCHA Homeownership Programs have been successful in their First Time Homeownership endeavors, there have been no foreclosures on any of the units sold and minimal, if any, problems expressed by the homeowners to the MCHA.

In administration of our 5(h) Homeownership Programs, over the past years, the MCHA staff has gained capacity in the following areas:

- Counseling First Time Home buyers; and
- Understanding underwriting requirements; and
- Helping families secure mortgages; and
- Understanding procedures banks and other mortgage providers follow when working with families interestd in securing mortgages; and
- Understanding affordability requirements and affordability ratios used by lenders.

The MCHA has been an active member of Montgomery County's "Partners For Homeownership" group and has been involved with the planning for and participation in First Time Home Buyer Fairs sponsored by this group.

Our staff, administering our Homeownership Programs, has extensive experience working with First Time Homebuyers and has taken many classes in working with first time homebuyers. We have one full time staff member dedicated to administering our Homeownership Programs.

To further demonstrate the capacity of the MCHA in administration of First Time Home Buyers Programs for low-income families it must be noted that the MCHA was one of 12 Public Housing Agencies authorized by HUD to administer a Housing Choice Voucher Program Demonstration Homeownership Program in accordance with the Proposed Rule for this Program.

Required Attachment: E : AGENCY PLAN PROGRESS REPORT

The Montgomery County Housing Authority (MCHA) has accomplished many of its goals the past year and will continue to work to ensure safe, decent and affordable housing in Montgomery County. The MCHA has received high performer ratings in both the Public Housing and Housing Choice Voucher Programs. It has attempted to reduce vacancies in public housing by achieving a 22 day average turnaround. We are proud to report that we applied for 432 incremental vouchers and received 370, which has expanded our supply. The MCHA provides quality housing which is evident by receiving 9.4 points out of a possible 10 for our resident survey results for FY 2000. In addition, it operates a very successful modernization program with the aid of capital funds. We have received top scores in this area but the real sign of success is hearing all the “thank you’s” from happy residents.

The MCHA strives to increase housing choices. Currently we are waiting for the new Fair Market Rents to be published, which will help to increase voucher payments standards for our approved exception rent areas. The MCHA is very involved in the Voucher Homeownership Program. As of August 1, 2001, three families have purchased homes under this Housing Choice Voucher Program option. The 5(h) Homeownership Program continues to offer affordable homes to residents who otherwise could never afford them.

In order to provide an improved living environment for our residents, the MCHA has implemented several Public Housing security improvements. FY 2001 Public Housing Drug Elimination Program funds have been approved and work items will include additional police patrol, as well as physical improvements that will help deter crime. This along with strong applicant screening and tougher eviction policies will ensure housing opportunities are offered to deserving families. In the past year the MCHA has denied eligibility to 29 Public Housing applicants per the requirements of our background screening policies and unfortunately have evicted four families for drug related lease violations. As a result of the Quality Housing Work Responsibility Act, the Housing Choice Voucher Program enforces stronger screening policies also.

The MCHA promotes self-sufficiency and asset development of assisted households. Our very successful Family Self-Sufficiency Programs for Public Housing and Housing Choice Voucher Programs have resulted in more families are completing their contract goals and drawing down their accrued escrow. MCHA staff works very close with our welfare to work and Family Self-Sufficiency Program families. The MCHA’s goal was to have at least 50% of assisted families employed by the end of five years. We are well over that goal in just one year. Currently 57% of our public housing families and 66% of our Housing Choice Voucher Program families are employed.

The MCHA continues to maintain mutual respect and dignity with all residents of Montgomery County, assures financial responsibility and integrity by all participants and residents and achieves excellence through innovative program development and effective program management. The MCHA’s mission and goals are for the benefit of all residents of Montgomery County.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Montgomery County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26-P012-707 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
--	---	------------------------------

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

☐ Performance and Evaluation Report for Period Ending:
 ☒ Final Performance and Evaluation Report 06/30/2001

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$66,050.00	\$62,846.00	\$62,846.00	\$62,846.00
4	1410 Administration	\$99,872.00	\$99,872.00	\$99,872.00	\$99,872.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$23,986.00	\$30,956.00	\$30,956.00	\$30,956.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$6,825.00	\$15,125.00	\$15,125.00	\$15,125.00
10	1460 Dwelling Structures	\$670,041.00	\$603,093.00	\$603,093.00	\$603,093.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$61,600.00	\$69,632.00	\$69,632.00	\$69,632.00
12	1470 Nondwelling Structures	\$37,605.00	\$67,248.00	\$67,248.00	\$67,248.00
13	1475 Nondwelling Equipment	\$32,744.00	\$49,951.00	\$49,951.00	\$49,951.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$998,723.00	\$998,723.00	\$998,723.00	\$998,723.00
22	Amount of line 21 Related to LBP Activities	\$45,000.00	\$7,480.00	\$7,480.00	\$7,480.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$36,911.00	\$29,411.00	\$5,807.00	\$5,807.00
26	Amount of line 21 Related to Energy Conservation Measures	\$156,600.00	\$183,600.00	\$165,010.00	\$48,267.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-2 BRIGHT HOPE ESTATES	Replace Exterior Sidewalks & Porch Pads	1450	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
	Substantial Rehabilitation to Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roofs, Exterior, Etc.	1460	2 Units	\$25,000.00	\$26,049.00	\$26,049.00	\$26,049.00	IN PROCESS BALANCE TO CG708
	Lead Based Paint Abatement	1460	2 Units	\$1,870.00	\$1,870.00	\$1,870.00	\$1,870.00	COMPLETED
	Refrigerators	1465.1	2	\$1,000.00	\$1,400.00	\$1,400.00	\$1,400.00	COMPLETED
	Ranges & Range Hoods	1465.1	2	\$1,000.00	\$1,235.00	\$1,235.00	\$1,235.00	COMPLETED
	Substantial Rehabilitation to Non-Dwelling Units Used by the RMC and Police, New Kitchens, Bathrooms, Roofs, Electric, Plu	1470	2 Units	\$25,000.00	\$26,050.00	\$26,050.00	\$26,050.00	IN PROCESS BALANCE TO CG708
	Lead Based Paint Abatement	1470	2 Units	\$1,870.00	\$1,870.00	\$1,870.00	\$1,870.00	COMPLETED
	Hot Water Heaters	1460	50	\$0.00	\$2,379.00	\$2,379.00	\$2,379.00	IN PROCESS CG707 3 RD YR BALANCE TO CG708
	Site Improvement	1450	L.S.	\$0.00	\$1,150.00	\$1,150.00	\$1,150.00	COMPLETED CG707 3 RD YR
	SUBTOTAL			\$55,740.00	\$62,003.00	\$62,003.00	\$62,003.00	
PA-12-3 BRIGHT HOPE MANOR	Landscape Embankment	1450	2,360 sf	\$6,825.00	\$6,825.00	\$6,825.00	\$6,825.00	COMPLETED

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Substantial Rehabilitation to Dwelling Unit: Electric, Plumbing, Kithcnes, Bathrooms, Windows, Doors, Floors, Roofs, Exterior, Etc.	1460	4 Units	\$85,000.00	\$23,401.00	\$23,401.00	\$23,401.00	IN PROCESS BALANCE TO CG708
	Lead Based Paint Abatement	1460	4 Units	\$3,740.00	\$3,740.00	\$3,740.00	\$3,740.00	COMPLETED
	Refrigerators	1465.1	4	\$2,000.00	\$1,400.00	\$1,400.00	\$1,400.00	COMPLETED
	Ranges & Range Hoods	1465.1	4	\$2,000.00	\$1,235.00	\$1,235.00	\$1,235.00	COMPLETED
	Replace Boiler Room Floor	1470	900 sf	\$3,500.0	\$30,294.00	\$30,294.00	\$30,294.00	IN PROCESS BALANCE TO CG708
	Replace Garage Doors	1470	2	\$5,824.00	\$5,824.00	\$5,824.00	\$5,824.00	COMPLETED CG707 3 RD YR
	Site Improvement	1450		\$0.00	\$6,250.00	\$6,250.00	\$6,250.00	COMPLETED CG707 3 RD YR
	SUBTOTAL			\$108,889.00	\$78,969.00	\$78,969.00	\$78,969.00	
PA-12-4 NORTH HILLS MANOR	Replace Vandalized Gutters & Downspouts	1460	150/170 lf	\$8,575.00	\$8,575.00	\$8,575.00	\$8,575.00	COMPLETED
	Replace Storm Doors	1460	50 Units	\$40,000.00	\$52,118.00	\$52,118.00	\$52,118.00	COMPLETED
	Water Softener System	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
	Replace Vandalized Maintenance Garage Doors	1470	1	\$1,411.00	\$3,210.00	\$3,210.00	\$3,210.00	COMPLETED

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	1450	L.S.	\$0.00	\$300.00	\$300.00	\$300.00	COMPLETED CG707 3 RD YR
	SUBTOTAL			\$49,986.00	\$64,203.00	\$64,203.00	\$64,203.00	
PA-12-5 CREST MANOR	Replace Doors & Storm Doors	1460	36 Units	\$84,000.00	\$93,235.00	\$93,235.00	\$93,235.00	COMPLETED
	Replace Electric Service Cable and Meters	1460	40 Units	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
	SUBTOTAL			\$84,000.00	\$93,235.00	\$93,235.00	\$93,235.00	
PA-12-6 GOLDEN AGE MANOR	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	45 Units	\$157,577.00	\$75,000.00	\$75,000.00	\$75,000.00	COMPLETED
	Gas Ranges & Range Hoods with Electric Ignitions	1465.1	85	\$22,000.00	\$23,172.00	\$23,172.00	\$23,172.00	COMPLETED
	SUBTOTAL			\$179,577.00	\$98,172.00	\$98,172.00	\$98,172.00	
PA-12-7 ROBERT P. SMITH TOWERS	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	40 Units	\$70,000.00	\$80,970.00	\$80,970.00	\$80,970.00	COMPLETED
	Replace Front Entrance Door	1460	1	\$18,000.00	\$25,763.00	\$25,763.00	\$25,763.00	COMPLETED

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Security Key System	1460	80 Units	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
	Gas Ranges & Range Hoods with Electric Ignitions	1465.1	40	\$12,000.00	\$19,590.00	\$19,590.00	\$19,590.00	COMPLETED
	Air Conditioner Replacement	1460	1	\$4,740.00	\$8,415.00	\$8,415.00	\$8,415.00	COMPLETED CG707 3 RD YR
	Window Replacement	1460	80 Units	\$5,500.00	\$5,444.00	\$5,444.00	\$5,444.00	COMPLETED CG707 4 TH YR
	Replace Office Carpet	1460	1,200 sf	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO CG708
PA-12-7 ROBERT P. SMITH TOWERS	Upgrade Elevator	1460	2	\$0.00	\$106,378.00	\$106,378.00	\$106,378.00	IN PROCESS CG707 4 TH YR BALANCE TO CG708
	Replace Ceiling Tile	1460	1 Bldg	\$0.00	\$2,655.00	\$2,655.00	\$2,655.00	COMPLETED CG707 3 RD YR
	SUBTOTAL			\$115,240.00	\$249,215.00	\$249,215.00	\$249,215.00	
PA-12-8 SCATTERED SITES	Lead Based Paint Abatement	1460	1 Unit	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
PA-12-9 MARSHALL W. LEE TOWERS	Repair Retaining Wall	1450	150 lf	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Curbs and Sidewalks	1450	L.S.	\$0.00	\$600.00	\$600.00	\$600.00	TRANSFER TO FUTURE CG
	Door Bells	1460	80 Units	\$1,697.00	\$1,697.00	\$1,697.00	\$1,697.00	COMPLETED
	Window Shades	1460	80 Units	\$4,000.00	\$2,865.00	\$2,865.00	\$2,865.00	COMPLETED
	Replace Closet Doors	1460	80	\$94,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CG
PA-12-9 MARSHALL W. LEE TOWERS	Hot Water Heaters	1460	2	\$0.00	\$43,585.00	\$43,585.00	\$43,585.00	COMPLETED CG707 5 TH YR
	Replace Carpet	1460	4,564 sf	\$0.00	\$17,984.00	\$17,984.00	\$17,984.00	COMPLETED CG707 5 TH YR
	SUBTOTAL			\$99,697.00	\$66,731.00	\$66,731.00	\$66,731.00	
PA-12-11 SIDNEY POLLOCK HOUSE	Replace Corridor & Office Carpet	1460	650 sq. yds.	\$18,000.00	\$20,220.00	\$20,220.00	\$20,220.00	COMPLETED
	Install Rooftop Air Handling Unit (HVAC)	1460	1	\$43,342.00	\$750.00	\$750.00	\$750.00	TRANSFER TO FUTURE CG
	Refrigerators	1465.1	67	\$21,600.00	\$21,600.00	\$21,600.00	\$21,600.00	COMPLETED
	SUBTOTAL			\$82,942.00	\$42,570.00	\$42,570.00	\$42,570.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Management Improvements: Funds to be used towards resident initiatives, such as job training, counseling & technical support, resident programs & services, which contains drug prevention, elimination & job training components.	1408	7 RMC's	\$6,050.00	\$5,930.00	\$5,930.00	\$5,930.00	COMPLETED
	Public Housing Computer Software, Training & Technical Support	1408		\$50,000.00	\$48,105.00	\$48,105.00	\$48,105.00	COMPLETED
	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities, etc.	1408		\$10,000.00	\$8,811.00	\$8,811.00	\$8,811.00	COMPLETED
	SUBTOTAL			\$66,050.00	\$62,846.00	\$62,846.00	\$62,846.00	
HA-WIDE	Administration: To improve overall operations, maintain high PHMAP scores, increase rent collections increase unit turnaround, help preserve rehabilitated units & sites, etc. and for environmental review costs.	1410		\$99,872.00	\$99,872.00	\$99,872.00	\$99,872.00	COMPLETED

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Fees & Costs: Architect and Engineering Fees	1430		\$23,986.00	\$30,956.00	\$30,956.00	\$30,956.00	COMPLETED
HA-WIDE	Non-Dwelling Equipment: Computer & Staff Office Equipment: To improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units & sites etc.							
	Personal Computers & Printers	1475	3	\$11,715.00	\$11,715.00	\$11,715.00	\$11,715.00	COMPLETED
	Printers	1475	3	\$1,280.00	\$1,280.00	\$1,280.00	\$1,280.00	COMPLETED
	Full Size Copier	1475	1	\$17,099.00	\$17,205.00	\$17,205.00	\$17,205.00	COMPLETED
HA-WIDE	75% Maintenance Cart to Assist Staff in CGP inspections: Upgrade or expanded preventative maintenance inspections insuring the preservation of rehabbed units	1475	1	\$2,650.00	\$2,650.00	\$2,650.00	\$2,650.00	COMPLETED
	Staff Office Equipment	1475		\$0.00	\$17,101.00	\$17,101.00	\$17,101.00	COMPLETED CG707 2 ND YR/ CG707 4 TH YR
	SUBTOTAL			\$32,744.00	\$49,951.00	\$49,951.00	\$49,951.00	
	GRAND TOTAL			\$998,723.00	\$998,723.00	\$998,723.00	\$998,723.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26-P12-707 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-12-2 SIDEWALKS & PORCH PADS	03/31/00	N/A	N/A	09/30/01	N/A	N/A	
REHAB	03/31/00	09/30/00	06/30/99	09/30/01		6/30/01	

DWELLING UNITS							
LEAD ABATEMENT	03/31/00	09/30/00	03/31/00	09/30/01		03/31/00	
REFRIGERATOR	03/31/00	09/30/00	09/30/00	09/30/01		09/30/00	
RANGES & RANGE HOODS	03/31/00	09/30/00	09/30/00	09/30/01		09/30/00	
REHAB NON- DWELLING UNITS		09/30/00	06/30/99		09/30/01	06/30/01	
LEAD ABATEMENT	03/31/00	09/30/00	03/31/00	09/30/01		03/31/00	
HOT WATER HEATERS		09/30/00	09/30/00		09/30/01	12/31/00	
SITE IMPROVEMENT		09/30/00	09/30/00		09/30/01	12/31/00	

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-3</i> LANDSCAPE EMBANKMENT	03/31/00	09/30/00	12/31/99	09/30/01		12/31/99	
REHAB DWILLING UNITS	03/31/00	09/30/00	06/30/99	09/30/01		06/30/01	

LEAD ABATEMENT	03/31/00	09/30/00	03/31/00	09/30/01		03/31/00	
REFRIGERATOR	03/31/00	09/30/00	09/30/00	09/30/01		09/30/00	
RANGES & RANGE HOODS	03/31/00	09/30/00	09/30/00	09/30/01		09/30/00	
BOILER ROOM FLOOR	03/31/00	09/30/00	09/30/00	09/30/01		03/31/01	
REPLACE BOILER ROOM FLOOR		09/30/00	12/31/99		09/30/01	12/31/99	
SITE IMPROVEMENT		09/30/00	09/30/00		09/30/01	12/31/00	

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-4</i> GUTTERS & DOWNSPOUTS	03/31/00	09/30/00	03/31/00	09/30/01		03/31/01	
STORM DOORS	03/31/00	09/30/00	03/31/00	09/30/01		06/30/01	
GARAGE DOORS	03/31/00	09/30/00	03/31/99	09/30/01		03/31/99	
SITE		09/30/00	09/30/00		09/30/01	12/31/00	

IMPROVEMENT							
<i>PA-12-5</i> ENTRANCE & STORM DOORS	03/31/00	09/30/00	03/31/00	09/30/01		06/30/01	
ELECTRIC SERVICE CABLE & METERS	03/31/00	N/A	N/A	09/30/01	N/A	N/A	Re-Prioritize CGP Item
<i>PA-12-6</i> KITCHENS	03/31/00	09/30/00	12/31/99	09/30/01		12/31/00	
RANGES & RANGE HOODS	03/31/00	09/30/00	12/31/99	09/30/01		12/31/00	

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-7</i> KITCHENS	03/31/00	09/30/00	09/30/00	09/30/01		03/31/01	
FRONT ENTRANCE DOORS & KEYS	03/31/00	09/30/00	09/30/00	09/30/01		06/30/01	
RANGES & RANGE HOODS	03/31/00	09/30/00	09/30/00	09/30/01		03/31/01	
REPLACE A/C		09/30/00	12/31/99		09/30/01	09/30/00	

WINDOW REPLACEMENT		09/30/00	09/30/00		09/30/01	12/31/00	
REPLACE CARPET		09/30/00	N/A		09/30/01	N/A	
UPGRADE ELEVATOR		09/30/00	09/30/00		09/30/01	06/30/01	
REPLACE CEILING TILE		09/30/00	09/30/00		09/30/01	09/30/00	

Annual Statement / Performance and Evaluation Report

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-8</i> LEAD ABATEMENT	03/31/00	N/A	N/A	09/30/01	N/A	N/A	Re-Prioritize CGP Item
<i>PA-12-9</i> RETAINING WALL	03/31/00	N/A	N/A	09/30/01	N/A	N/A	Re-Prioritize CGP Item
CURBS & SIDEWALKS	03/31/00	N/A	N/A	09/30/01	N/A	N/A	Re-Prioritize CGP Item
DOOR BELLS	03/31/00	09/30/00	03/31/99	09/30/01		03/31/99	

Final Performance and Evaluation Reports CGP 707

WINDOW SHADES	03/31/00	09/30/00	12/31/99	09/30/01		09/30/00	Re-Prioritize CGP Item
CLOSET DOORS	06/30/99	09/30/00	N/A		09/30/01	N/A	
HOT WATER HEATERS		09/30/00	09/30/00		09/30/01	12/31/00	
REPLACE CARPET		09/30/00	09/30/00		09/30/01	06/30/01	

Annual Statement / Performance and Evaluation Report

U.S. Department of Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

and Urban Development

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-11</i> CORRIDOR & OFFICE CARPET	03/31/00	09/30/00	09/30/00	09/30/01		06/30/01	
ROOFTOP AIR HANDLING UNIT	03/31/00	09/30/00	09/30/00	09/30/01		03/31/01	
REFRIGERATOR	03/31/00	09/30/00	06/30/99	09/30/01		06/30/99	
<i>HA-WIDE</i> MANAGEMENT IMPROVEMENTS	03/31/00	09/30/00	09/30/00	09/30/01		06/30/01	
FEES & COSTS	03/31/00	09/30/00	09/30/00	09/30/01		06/30/01	

NON-DWELLING EQUIPMENT	03/31/00	09/30/00	06/30/00	09/30/01		06/30/00	
---------------------------	----------	----------	----------	----------	--	----------	--

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$66,050.00	\$53,143.00	\$35,083.00	\$33,583.00
4	1410 Administration	\$108,819.00	\$108,819.00	\$108,819.00	\$108,819.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000.00	\$50,317.00	\$50,317.00	\$50,317.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,000.00	\$18,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$681,000.00	\$746,758.00	\$638,978.00	\$511,514.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$79,000.00	\$27,568.00	\$27,568.00	\$27,568.00
12	1470 Nondwelling Structures	\$30,000.00	\$48,838.00	\$48,838.00	\$5,652.00
13	1475 Nondwelling Equipment	\$19,801.00	\$34,747.00	\$34,747.00	\$34,747.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$70,520.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,088,190.00	\$1,088,190.00	\$944,350.00	\$772,200.00
22	Amount of line 21 Related to LBP Activities	\$5,000.00	\$5,000.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$224,000.00	\$224,000.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-2 BRIGHT HOPE ESTATES	Substantial Rehabilitation of Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roofs, Etc.	1460	2 Units	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	IN PROCESS
	Substantial Rehabilitation of Non-Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roofs, Etc.	1470	2 Units	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	IN PROCESS
	Stucco Maintenance Shop	1470	1,500 sf	\$0.00	\$15,000.00	\$15,000.00	\$5,652.00	IN PROCESS CG708 3 RD YR
	Hot Water Heaters	1460	50	\$0.00	\$17,621.00	\$17,621.00	\$0.00	IN PROCESS CG707 3 RD YR
	SUBTOTAL			\$60,000.00	\$92,621.00	\$92,621.00	\$5,652.00	
PA-12-3 BRIGHT HOPE MANOR	Substantial Rehabilitation of Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roofs, Exterior, Etc.	1460	4 Units	\$65,000.00	\$65,000.00	\$65,000.00	\$2,681.00	IN PROCESS
	Porch Roofs	1460	4 Bldgs	\$20,000.00	\$10,772.00	\$10,772.00	\$10,772.00	IN PROCESS CG708 2 ND YR
	Site Improvements	1465.1	L.S.	\$0.00	\$1,157.00	\$1,157.00	\$1,157.00	IN PROCESS CG707 3 RD YR
	Replace Boiler Room Floor	1470	900 sf	\$0.00	\$3,838.00	\$3,838.00	\$0.00	IN PROCESS CG707 1 ST YR
	SUBTOTAL			\$85,000.00	\$80,767.00	\$80,767.00	\$14,610.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-4 NORTH HILLS MANOR	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	50 Units	\$70,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	Ranges and Range Hoods	1465.1	50 Units	\$30,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	Replace Boilers	1460	7	\$0.00	\$2,050.00	\$2,050.00	\$2,050.00	TRANSFER TO FUTURE CF CG708 4 TH YR
	Replace Boiler Room Door	1460	2	\$0.00	\$8,325.00	\$8,325.00	\$8,325.00	COMPLETED CG707 5 TH YR
	SUBTOTAL			\$100,000.00	\$10,375.00	\$10,375.00	\$10,375.00	
PA-12-5 CREST MANOR	New Bathrooms: Sinks, Tubs, Showers, Toilets, Faucets, Floors, Etc.	1460	36 Units	\$54,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	36 Units	\$70,000.00	\$132,126.00	\$132,126.00	\$132,126.00	COMPLETED
	Ranges and Range Hoods	1465.1	36	\$25,000.00	\$1,617.00	\$1,617.00	\$1,617.00	COMPLETED
	SUBTOTAL			\$149,000.00	\$133,743.00	\$133,743.00	\$133,743.00	
PA-12-6 GOLDEN AGE MANOR	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	40 Units	\$72,000.00	\$98,439.00	\$98,439.00	\$98,439.00	COMPLETED

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Security Key System	1460	85 Units	\$7,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG01
	Water Boolster Pump	1460	1	\$0.00	\$18,600.00	\$18,600.00	\$18,600.00	COMPLETED CG705 5 TH YR
	Window Replacement	1460	85 Units	\$0.00	\$18,750.00	\$970.00	\$970.00	IN PROCESS CG708 4 TH YR
	Replace Carpet	1460	7,733 sf	\$0.00	\$17,984.00	\$17,984.00	\$17,984.00	IN PROCESS CG708 3 RD YR
	SUBTOTAL			\$79,000.00	\$153,773.00	\$135,993.00	\$135,993.00	
PA-12-7 ROBERT P. SMITH TOWERS	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc	1460	40 Units	\$72,000.00	\$109,491.00	\$109,491.00	\$109,491.00	COMPLETED
	Replace Emergency Generator	1460	1	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTUER CF
	Gas Ranges with Electric Ignitions & Range Hoods	1465.1	40	\$12,000.00	\$1,110.00	\$1,110.00	\$1,110.00	COMPLETED
	Replace Office Carpet	1460	1,200 sf	\$0.00	\$4,923.0	\$4,923.00	\$4,923.00	COMPLETED CG708 5 TH YR
	Upgrade Elevator	1460	2	\$0.00	\$17,524.00	\$17,524.00	\$0.00	IN PROCESS CG707 4 TH YR
	Replace Carpet	1460	8,100 sf	\$0.00	\$18,867.00	\$18,867.00	\$18,867.00	COMPLETED CG708 5 TH YR
	SUBTOTAL			\$94,000.00	\$151,915.00	\$151,915.00	\$134,391.00	
PA-12-8 SCATTERED SITES	Replace Roof	1460	1 Unit	\$9,000.00	\$0.00	\$0.00	\$0.00	DELETED
	Minor Rehab	1460	1 Unit	\$22,000.00	\$22,000.00	\$0.00	\$0.00	PENDING

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Lead Abatement	1460	1 Unit	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL			\$36,000.00	\$22,000.00	\$0.00	\$0.00	
PA-12-9 MARSHALL LEE TOWERS	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc	1460	40	\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00	IN PROCESS BALANCE TO CF2000
	Replace Front Sidewalk and Stairs	1450	L.S.	\$18,000.00	\$18,000.00	\$0.00	\$0.00	PENDING
	Ranges and Range Hoods	1465.1	40	\$12,000.00	\$21,893.00	\$21,893.00	\$21,893.00	IN PROCESS
	Security Key System	1460	80 Units	\$7,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG01
	Replace Boilers	1460	3	\$0.00	\$11,250.00	\$11,250.00	\$11,250.00	COMPLETED CG708 4 TH YR
	Interior Lights	1465.1	80 Units	\$0.00	\$1,791.00	\$1,791.00	\$1,791.00	COMPLETED CG708 3 RD YR
	SUBTOTAL			\$109,000.00	\$124,934.00	\$106,934.00	\$106,934.00	
PA-12-11 SIDNEY POLLOCK HOUSE	Replace Intercom System	1460	1	\$10,000.00	\$0.00	\$0.00	\$0.00	DELETED
	Install Backflow Preventer	1460	1	\$8,000.00	\$8,000.00	\$0.00	\$0.00	PENDING

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	New Closet Doors	1460	100 Units	\$70,000.00	\$60,000.00	\$0.00	\$0.00	PENDING-TRANSFER BALANCE TO FUTURE CF
	Security Key System	1460	100 Units	\$8,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG99
	Rehab Solarium	1460	3 Rooms	\$0.00	\$2,013.00	\$2,013.00	\$2,013.00	COMPLETED CG708 5 TH YR
	Hallway Ceilings	1460	10,000 sf	\$0.00	\$1,023.00	\$1,023.00	\$1,023.00	COMPLETED CG708 5 TH YR
	SUBTOTAL			\$96,000.00	\$71,036.00	\$3,036.00	\$3,036.00	
HA-WIDE	Management Improvements: Funds to RMC's to be used towards resident initiatives, such as job training, counseling & technical support, resident programs & services which include direct social services & summer youth camp which contains drug prevention, elimination & job training components	1408	7 RMC's	\$6,050.00	\$6,130.00	\$6,130.00	\$6,130.00	COMPLETED
HA-WIDE	Wage & Salary Administrative Plan which includes steps & grades, performance evaluations and updated job descriptions to improve overall operations	1408		\$25,000.00	\$12,900.00	\$12,900.00	\$11,400.00	IN PROCESS

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Public Housing Computer Software, Training & Technical Support	1408		\$25,000.00	\$25,000.00	\$14,988.00	\$14,988.00	IN PROCESS
	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime and other criminal activities, etc.	1408		\$10,000.00	\$9,113.00	\$1,065.00	\$1,065.00	IN PROCESS
	SUBTOTAL			\$66,050.00	\$53,143.00	\$35,083.00	\$33,583.00	
HA-WIDE	Administration: To improve overall operations, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units & sites, etc., and for environmental review costs	1410		\$108,819.00	\$108,819.00	\$108,819.00	\$108,819.00	COMPLETED
HA-WIDE	Fees & Costs: Architect & Engineering Fees	1430	3	\$15,000.00	\$50,317.00	\$50,317.00	\$50,317.00	IN PROCESS

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P012-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Non-Dwelling Equipment: Computer & Staff Office Equipment: To improve overall operation, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated units & sites, etc.							
	Personal Computers & Printers	1475	3	\$7,500.00	\$13,264.00	\$13,264.00	\$13,264.00	COMPLETED
	Printers	1475	3	\$4,500.00	\$795.00	\$795.00	\$795.00	COMPLETED
	Full Size Copier	1475	1	\$7,801.00	\$11,800.00	\$11,800.00	\$11,800.00	COMPLETED
	Staff Office Equipment	1475		\$0.00	\$8,888.00	\$8,888.00	\$8,888.00	COMPLETED CG708 4 TH YR
	SUBTOTAL			\$19,801.00	\$34,747.00	\$34,747.00	\$34,747.00	
HA-WIDE	Contingency	1502		\$70,520.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	GRAND TOTAL			\$1,088,190.00	\$1,088,190.00	\$944,350.00	\$772,200.00	

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PA-12-2</i> REHAB DWELLING UNITS	06/30/01	09/30/01	12/31/00	09/30/02			
REHAB NON- DWELLING UNITS	06/31/01	09/30/01	12/31/00	09/30/02			
STUCCO MAINT SHOP		09/30/01	03/31/01		09/30/02		
HOT WATER HEATERS		09/30/01	09/30/00		09/30/02		
<i>PA-12-3</i> REHAB DWELLING UNITS	06/31/01	09/30/01	12/31/00	09/30/02			

PORCH ROOFS		09/30/01	12/31/00		09/30/02	12/31/00	
SITE IMPROVEMENT		09/30/01	12/31/00		09/30/02	12/31/00	
REPLACE BOILER ROOM FLOOR		09/30/01	12/31/00		09/30/02		

<i>PA-12-4</i>							
NEW KITCHENS	06/30/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
RANGES & RANGE HOODS	06/30/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
REPLACE BOILERS		09/30/01	N/A		09/30/02	N/A	Re-Prioritize CGP Item
REPLACE BOILER ROOM DOORS		09/30/01	06/30/01		09/30/02	06/30/01	
<i>PA-12-5</i>							
NEW BATHROOMS	06/30/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
NEW KITCHENS	06/30/01	09/30/01	12/31/00	09/30/02		03/31/01	
RANGES & RANGE HOODS	06/30/01	09/30/01	12/31/00	09/30/02		03/31/01	
<i>PA-12-6</i>							
NEW KITCHENS	06/30/01	09/30/01	12/31/00	09/30/02		03/31/01	
SECURITY KEY SYSTEM	06/30/01	09/30/01	N/A	09/30/02		N/A	Transfer to DEG2001
BOOLSTER PUMP		09/30/01	03/31/01		09/30/02	03/31/01	
WINDOW REPLACEMENT		09/30/01	06/30/01		09/30/02		
REPLACE CARPET		09/30/01	06/30/01		09/30/02	06/30/01	
<i>PA-12-7</i>							
NEW KITCHENS	06/30/01	09/30/01	12/31/00	09/30/02		06/30/01	

EMERGENCY GENERATOR	06/30/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
GAS RANGES & RANGE HOODS	06/30/01	09/30/01	12/31/00	09/30/02		06/30/01	
REPLACE OFFICE CARPET		09/30/01	06/30/01		09/30/02	06/30/01	
UPGRADE ELEVATOR		09/30/01	06/30/01		09/30/02		
REPLACE CARPET		09/30/01	06/30/01		09/30/02	06/30/01	
<i>PA-12-8</i> ROOF	06/31/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
MINOR REHAB	06/31/01	09/30/01		09/30/02			
LEAD ABATEMENT	06/31/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item

<i>PA-12-9</i>							
NEW KITCHENS	06/30/01	09/30/01	03/31/01	09/30/02			
SIDEWALK & STAIRS	06/30/01	09/30/01		09/30/02			
RANGES & RANGE HOODS	06/30/01	09/30/01	03/31/01	09/30/02			
SECURITY KEY SYSTEM	06/30/01	09/30/01	N/A	09/30/02		N/A	Transfer to DEG2001
REPLACE BOILERS		09/30/01	03/31/01		09/30/02	03/31/01	
INTERIOR LIGHTS		09/30/01	03/31/01		09/30/02	03/31/01	
<i>PA-12-11</i>							
INTERCOM SYSTEM	06/30/01	09/30/01	N/A	09/30/02		N/A	Re-Prioritize CGP Item
BACKFLOW PREVENTER	06/30/01	09/30/01		09/30/02			
CLOSET DOORS	06/30/01	09/30/01		09/30/02			
SECURITY KEY SYSTEM	06/30/01	09/30/01	N/A	09/30/02		N/A	Transfer to DEG1999
REHAB SOLARIUM		09/30/01	12/31/00		09/30/02	12/31/00	
HALLWAY CEILINGS		09/30/01	12/31/00		09/30/02	12/31/00	
<i>HA-WIDE</i>							

MANAGEMENT IMPROVEMENTS	06/30/01	09/30/01		09/30/02			
FEES & COSTS	06/30/01	09/30/01		09/30/02			
NON-DWELLING EQUIPMENT	06/30/01	09/30/01	06/30/01	09/30/02		06/30/01	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No Replacement Housing Factor Grant No: : PA26-P012-709		Federal FY of Grant: 1999	
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report 06/30/2001					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$22,610.00	\$22,610.00	\$22,610.00	\$22,610.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$22,610.00	\$22,610.00	\$22,610.00	\$22,610.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule** **and Urban Development**
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-12-3 REHAB DWELLING UNITS	03/31/00		03/31/00	09/30/01		03/31/01	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
3	1408 Management Improvements	\$41,050.00	\$41,050.00	\$0.00	\$0.00
4	1410 Administration	\$108,819.00	\$108,819.00	\$98,262.00	\$98,262.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000.00	\$15,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$72,000.00	\$69,895.00	\$10,000.00	\$1,850.00
10	1460 Dwelling Structures	\$524,908.00	\$527,013.00	\$116,992.00	\$86,991.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000.00	\$20,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$42,000.00	\$42,000.00	\$30,000.00	\$0.00
13	1475 Nondwelling Equipment	\$14,500.00	\$14,500.00	\$10,475.00	\$10,475.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,038,277.00	\$1,038,277.00	\$465,729.00	\$397,579.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$416,520.00	\$416,520.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-2 Bright Hope Estates	Substantial Rehabilitation of Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roof, Etc.	1460	2 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.
	Substantial Rehabilitation of Non-Dwelling Units: Electric, Plumbing, Kitchens, Bathrooms, Windows, Doors, Floors, Roofs, Etc.	1470	2 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS
	Replace Shingle Peaked Roofs	1460	4 Bldgs	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Install and Replace Hot Water Heaters	1460	50	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Site Improvements	1450	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Sidewalks/Porch Pads	1450	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-3 Bright Hope Manor	Replace Shingle Porch Roofs	1460	78 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Resurface & Paint Parking Lot	1460	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Maintenance Shop Door	1470	2	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Maintenance Shop Fence	1470	43lf	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Boiler Room Chimney	1470	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Site Improvement	1450		Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-4 NORTH HILLS MANOR	Replace Deteriorated Sidewalks	1450	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Interior Stair Treads	1460	50 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	COMPLETED
	Site Improvement	1450	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-5 CREST MANOR	Replace Hot Water Heaters & Furnaces	1460	36 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Pantry Shelving	1460	36 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-6 GOLDEN AGE MANOR	New Bathrooms: Sinks, Tubs, Showers, Toilets, Faucets, Floors, Etc.	1460	85 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Front Sidewalk & Steps	1450	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Remove Asbestos	1460	L.S.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Window Shades	1460	85 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	\$0.00	
PA-12-7 ROBERT P. SMITH TOWERS	Replace Hot Water Heaters	1460	2	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Domestic Water Booster Pump	1460	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Install Rooftop Air Handling Unit (HVAC)	1460	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Hallway Drop Ceiling	1460	1 Bldg	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Window Shades	1460	80	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-8 SCATTERED SITES	Minor Rehab	1460	1 Unit	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-9 MARSHALL W. LEE TOWERS	New Kitchens: Cabinets, Sinks, Faucets, Countertops, Floors, Electric, Plumbing, Etc.	1460	40 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Install Bathroom Heat Lamps	1460	80 Units	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Install Rooftop Air Handling Unit (HVAC)	1460	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Ranges & Range Hoods	1465.1	40	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
PA-12-11 SIDNEY POLLOCK HOUSE	Rear Entrance Door	1460	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Solarium Carpets	1460	3	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Replace Community Room Divider	1460	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
HA-WIDE	Operations: As outlined under section 519 – public housing capital and operating funds, beginning in 2000, PHAs with 250 or more units can use up to 20% of their capital fund allocation for operating fund activities	1406		Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	COMPLETED

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Management Improvements: Funds to RMC's to be used towards resident initiatives, such as job training, counseling & technical support, resident programs & services which include direct social services & summer youth camp which contains drug prevention, elimination & job training components	1408	7 RMS's	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Public Housing Computer Software, Training & Technical Support	1408		Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	Applicant/Resident Screening Services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug-related crime & other criminal activities, etc.	1408		Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Administration: To improve overall operations, maintain high PHMAP scores, increase rent collection, increase unit turnaround, help preserve rehabilitated units & sites, etc., and for environmental review costs	1410		Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS
HA-WIDE	Fees & Costs: Architect & Engineering Fees	1430	4	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	PENDING
HA-WIDE	Non-Dwelling Equipment: Computer & Staff Office Equipment: To improve overall operation, maintain high PHMAP scores, increase rent collections, increase unit turnaround, help preserve rehabilitated unite & sites, etc.							
	Personal Computers	1475	3	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS
	Printers	1475	3	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Montgomery County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P01250100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	75% Maintenance Cart	1475	1	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	IN PROCESS
	SUBTOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	
	GRANG TOTAL			Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	Error! Not a valid link.	

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-12-2							

REHAB DWELLING UNITS	03/31/02		06/30/01	09/30/03			
REHAB NON- DWELLING UNITS	03/31/02		06/30/01	09/30/03			
REPLACE SHINGLE PEAKED ROOFS	03/31/02			09/30/03			
INSTALL & REPLACE HOT WATER HEATERS	03/31/02			09/30/03			
SITE IMPROVEMENT	03/31/02			09/30/03			
REPLACE SIDEWALKS & PORCH PADS	03/31/02			09/30/03			

<i>PA-12-3</i>							
REPLACE SHINGLE PORCH ROOFS	03/31/02			09/30/03			
RESURFACE & PAINT PARKING LOT	03/31/02			09/30/03			
REPLACE MAINTENANCE SHOP DOOR	03/31/02			09/30/03			
REPLACE MAINTENANCE SHOP FENCE	03/31/02			09/30/03			
REMOVE BOILER ROOM CHIMNEY	03/31/02			09/30/03			
SITE IMPROVEMENT	03/31/02			09/30/03			
<i>PA-12-4</i>							
REPLACE DETERIORATED SIDEWALKS	03/31/02			09/30/03			
INTERIOR STAIR STREADS	03/31/02		12/31/00	09/30/03		12/31/00	
SITE IMPROVEMENT	03/31/02			09/30/03			
<i>PA-12-5</i>							
REPLACE HOT	03/31/02			09/30/03			

WATER HEATERS & FURNACES						
REPLACE PANTRY SHELVING	03/31/02			09/30/03		
<i>PA-12-6</i> NEW BATHROOMS	03/31/02			09/30/03		
REPLACE FRONT SIDEWALK & STEPS	03/31/02			09/30/03		
REMOVE ASBESTOS	03/31/02			09/30/03		
WINDOW SHADES	03/31/02			09/30/03		
<i>PA-12-7</i> REPLACE HOT WATER HEATERS	03/31/02			09/30/03		
DOMESTIC WATER BOOSTER PUMP	03/31/02			09/30/03		

<i>PA-12-7</i>						
INSTALL ROOFTOP AIR HANDLING UNIT	03/31/02			09/30/03		
REPLACE HALLWAY DROP CEILING	03/31/02			09/30/03		
WINDOW SHADES	03/31/02			09/30/03		
<i>PA-12-8</i>						
MINOR REHAB	03/31/02			09/30/03		
<i>PA-12-9</i>						
NEW KITCHENS	03/31/02		06/30/01	09/30/03		
INSTALL BATHROOM HEAT LAMPS	03/31/02			09/30/03		
INSTALL ROOFTOP AIR HANDLING UNIT	03/31/02			09/30/03		
RANGES & RANGE HOODS	03/31/02			09/30/03		

PA-12-11							
REAR	03/31/02			09/30/03			
ENTRANCE							
DOOR							
	03/31/02			09/30/03			
REPLACE							
SOLARIUM							
CARPETS							
	03/31/02			09/30/03			
REPLACE							
COMMUNITY							
ROOM DIVIDER							

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Montgomery County Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statemen t				
PA-12-2		\$54,154.00	\$95,078.00	\$140,000.00	\$26,500.00
PA-12-3		\$71,500.00	\$4,500.00	\$56,000.00	\$75,200.00
PA-12-4		\$90,000.00	\$35,000.00	\$35,500.00	\$158,000.00
PA-12-5		\$45,000.00	\$35,000.00	\$65,000.00	\$10,000.00
PA-12-6		\$67,000.00	\$94,500.00	\$85,150.00	\$125,000.00
PA-12-7		\$74,000.00	\$70,000.00	\$35,000.00	\$18,700.00
PA-12-8		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
PA-12-9		\$32,000.00	\$87,000.00	\$31,500.00	\$8,400.00
PA-12-11		\$18,600.00	\$87,000.00	\$54,000.00	\$80,628.00
HA-Wide					
Non-Dwelling Structures		\$182,174.00	\$150,000.00	\$150,000.00	\$150,000.00
Non-Dwelling Equipment		\$26,547.00	\$26,547.00	\$26,547.00	\$26,547.00
Fees & Costs		\$50,000.00	\$26,350.00	\$32,278.00	\$32,000.00
Operations		\$220,278.00	\$220,278.00	\$220,278.00	\$220,278.00
Management Improvements		\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
Administration		\$110,139.00	\$110,139.00	\$110,139.00	\$110,139.00
CFP Funds Listed for 5-year planning		\$1,101,392.00	\$1,101,392.00	\$1,101,392.00	\$1,101,392.00

Replacement Housing Factor Funds					
--	--	--	--	--	--

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2003</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-2			PA-12-2		
	Bright Hope Estates	Shingle peaked roofs	\$50,000.00	Bright Hope Estates	Replace Gas Lines	\$40,000.00
Annual	“	Replace kitchen & lavatory faucets	\$4,154.00	“	Replace Chimneys	\$55,078.00
Statement		Subtotal	\$54,154.00		Subtotal	\$95,078.00
	PA-12-3	Replace hot water heaters	\$40,000.00	PA-12-3	Resurface & paint basketball court	\$4,500.00
	Bright Hope Manor			Bright Hope Manor		
	“	Re-point stone walls N&R buildings	\$20,000.00		Subtotal	\$4,500.00
	“	Replace steps	\$1,500.00			
	“	Replace curb & sidewalk	\$10,000.00			
		Subtotal	\$71,500.00			
	PA-12-4	Replace heating & domestic hot water lines	\$85,000.00	PA-12-4	Replace refrigerators	\$10,000.00
	North Hills Manor			North Hills Manor		
	“	Landscaping	\$5,000.00	“	Waterproof & finish Admin. Bldg. basement	\$5,000.00
		Subtotal	\$90,000.00	“	Install gas shutoff valves	\$10,000.00

				“	Replace 100 clothes poles	\$10,000.00
					Subtotal	\$35,000.00
Total CFP Estimated Cost			\$215,654.00			\$134,578.00

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2003</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-5 Crest Manor	Top coat driveways	\$20,000.00	PA-12-5 Crest Manor	New Electrical Service (Prospect Avenue)	\$15,000.00
Annual	“	Stucco Administration Bldg.	\$10,000.00	“	Remove existing lighting from poles	\$2,000.00
Statement	“	Clean ducts	\$15,000.00	“	Remove sewer lateral	\$10,000.00
		Subtotal	\$45,000.00	“	Replace 80 clothes poles	\$8,000.00
					Subtotal	\$35,000.00
	PA-12-6 Golden Age Manor	Replace front entrance overhang	\$25,000.00	PA-12-6 Golden Age Manor	Replace sidewalks, concrete & railing at Boiler Rm. Ramp	\$6,500.00
	“	Replace LED lights & hallway light fixtures	\$14,000.00	“	Waterproof exterior of bldg.	\$20,000.00
	“	Replace tub & shower drains	\$28,000.00	“	Replace downspouts	\$3,000.00
		Subtotal	\$67,000.00	“	Install A/C in community & pool rooms	\$15,000.00
					Replace waste stacks & bathroom drain lines	\$50,000.00
					Subtotal	\$94,500.00

Total CFP Estimated Cost	\$112,000.00			\$129,500.00
---------------------------------	--------------	--	--	--------------

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2003</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-7 Robert P. Smith Towers	Upgrade boilers	\$22,000.00	PA-12-7 Robert P. Smith Towers	Remodel bathrooms	\$45,000.00
Annual	“	Replace lavatory faucets	\$12,000.00	“	Waterproof exterior of building	\$25,000.00
Statement	“	Replace ground floor windows to operable	\$25,000.00		Subtotal	\$70,000.00
	“	Replace exterior side entrance doors	\$15,000.00			
		Subtotal	\$74,000.00			
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		Subtotal	\$5,000.00		Subtotal	\$5,000.00
	PA-12-9 Marshall W. Lee Towers	Exhaust ventilators	\$20,000.00	PA-12-9 Marshall W. Lee Towers	Waterproof exterior of bldg.	\$8,000.00
	“	Backflow preventer & booster pump	\$8,000.00	“	Replace riser ball valves	\$30,000.00
	“	Emergency call system	\$4,000.00	“	Renovate compactor	\$4,000.00
		Subtotal	\$32,000.00	“	Remodel bathrooms	\$45,000.00
				Subtotal	\$87,000.00	

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2003 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 2004 FFY Grant: 2004 PHA FY: 2004		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-11 Sidney Pollock House	Replace retaining wall	\$15,000.00	PA-12-11 Sidney Pollock House	Remodel bathrooms	\$62,000.00
Annual	"	Replace refrigerators in handicap units	\$3,600.00	"	Waterproof exterior of building	\$25,000.00
Statement		Subtotal	\$18,600.00		Subtotal	\$87,000.00
	HA-Wide Non-Dwelling Structures MCHA Resources Center	Substantial Rehabilitation of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	\$182,174.00	HA-Wide Non-Dwelling Structures MCHA Resources Center	Substantial Rehabilitation of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	\$150,000.00
		Subtotal	\$182,174.00		Subtotal	\$150,000.00
Total CFP Estimated Cost			\$200,774.00			\$237,000.00

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2003</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		Subtotal	\$26,547.00		Subtotal	\$26,547.00
	HA-Wide Fees & Costs	Architects & Engineers	\$50,000.00	HA-Wide Fees & Costs	Architects & Engineers	\$26,350.00
Annual		Subtotal	\$50,000.00		Subtotal	\$26,350.00
Statement	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public Housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug- related crime and other criminal activities	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug- related crime and other criminal activities	\$10,000.00
		Subtotal	\$55,000.00		Subtotal	\$55,000.00

		Total CFP Estimated Cost	\$131,547.00			\$107,897.00

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

[illegible]

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

[illegible]

Total CFP Estimated Cost			\$35,500.00			\$158,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-5 Crest Manor	Upgrade bathrooms	\$45,000.00	PA-12-5 Crest Manor	Replace exterior doors on office bldg.	\$10,000.00
Annual	“	Install rear frost proof faucets	\$10,000.00		Subtotal	\$10,000.00
Statement	“	Topsoil, seeding, and landscaping	\$10,000.00			
		Subtotal	\$65,000.00			
	PA-12-6 Golden Age Manor	Upgrade fire alarm systems	\$6,000.00	PA-12-6 Golden Age Manor	Replace transformer	\$25,000.00
	“	Replace main electrical panels on first floor	\$8,600.00	“	Install A/C in corridors	\$100,000.00
	“	Replace generator and upgrade system	\$5,000.00		Subtotal	\$125,000.00
	“	Remove kitchen roof vents	\$28,000.00			
	“	Replace kitchen lighting	\$15,600.00			
	“	Replace floor tile in community, laundry & pool rooms	\$15,550.00			
	“	Replace handrails (Walnut St. stairs)	\$1,400.00			

	“	Replace drapes on first floor	\$5,000.00			
		Subtotal	\$85,150.00			
		Total CFP Estimated Cost	\$150,150.00			\$135,000.00

Capital Fund Program Five -Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-7 Robert P. Smith Towers	Waterproof, caulk, grout, & replace or repair deteriorating concrete window sills/lintels	\$30,000.00	PA-12-7 Robert P. Smith Towers	Replace interior entrance lights in 72 units	\$10,100.00
Annual	“	Replace drapes on first floor	\$5,000.00	“	Install hallway light fixtures	\$5,000.00
Statement		Subtotal	\$35,000.00	“	Replace unit entry locks	\$3,600.00
					Subtotal	\$18,700.00
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		Subtotal	\$5,000.00		Subtotal	\$5,000.00
	PA-12-9 Marshall W. Lee Towers	Upgrade fire alarm system (smoke detectors)	\$10,000.00	PA-12-9 Marshall W. Lee Towers	Replace hallway light fixtures	\$4,800.00
	“	Install magnetic releases on community and laundry room doors	\$2,500.00	“	Replace unit entry locks	\$3,600.00
	“	Seal and line parking lot	\$4,000.00		Subtotal	\$8,400.00
	“	Replace electrical panel on first floor	\$15,000.00			

		Subtotal	\$31,500.00			
Total CFP Estimated Cost			\$71,500.00			\$32,100.00

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA-12-11 Sidney Pollock House	Replace sidewalk and curbing	\$50,000.00	PA-12-11 Sidney Pollock House	Replace kitchen cabinets	\$80,628.00
Annual	“	Install fencing (outside sitting area)	\$4,000.00		Subtotal	\$80,628.00
Statement		Subtotal	\$54,000.00			
	HA-Wide Non-Dwelling Structures MCHA Resources Center	Substantial Rehabilitation of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	\$150,000.00	HA-Wide Non-Dwelling Structures MCHA Resources Center	Substantial Rehabilitation of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	\$150,000.00
		Subtotal	\$150,000.00		Subtotal	\$150,000.00

Total CFP Estimated Cost			\$204,000.00			\$230,628.00

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006		
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	26,547.00	HA-Wide Non-Dwelling Equipment	Computer equipment including personal computers & printers	\$26,547.00
		Subtotal	\$26,547.00		Subtotal	\$26,547.00
Annual						
	HA-Wide Fees & Costs	Architects & Engineers	\$32,278.00	HA-Wide Fees & Costs	Architects & Engineers	\$32,000.00
		Subtotal	\$32,278.00		Subtotal	\$32,000.00
Statement	HA-Wide Management Improvements	Public housing computer software training & technical support	\$45,000.00	HA-Wide Management Improvements	Public Housing computer software training & technical support	\$45,000.00
	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug- related crime and other criminal activities	\$10,000.00	“	Applicant/resident screening services: Criminal and credit history searches, training resident selection committees, hiring of investigators to investigate drug- related crime and other criminal activities	\$10,000.00
		Subtotal	\$55,000.00		Subtotal	\$55,000.00

Total CFP Estimated Cost	\$113,825.00			\$113,547.00
---------------------------------	--------------	--	--	--------------

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$155,031

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X _____

C. FFY in which funding is requested FY2002

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Residents of the targeted areas have expressed concern of rising criminal activity since the police patrols that were funded with prior year grants have ended. In addition, recent RASS results have shown a concern with neighborhood safety. The MCHA has allocated Capital Fund Program dollars to address resident concerns such as stronger windows, doors, and locks, etc. The MCHA and residents believe additional police presence has been successful in the past and will continue in the future. This additional police coverage combined with our proposed physical improvements will become a part of a comprehensive plan to provide safe, decent and affordable public housing to low income residents of Montgomery County.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Bright Hope Estates PA-12-2	101	225
Bright Hope Manor PA-12-3	78	177
North Hills Manor PA-12-4	50	158
Crest Manor PA-12-5	40	124
Golden Age Manor PA-12-6	85	94
Marshall W. Lee Towers PA-12-9	80	88

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$250,000	PA26P012DEP0195	\$ 0		N/A
FY 1996	\$250,000	PA26P012DEP0196	\$ 0		N/A
FY 1997					
FY 1998	\$186,900	PA26P012DEP0198	\$ 0		6/30/2001
FY 1999	\$142,961	PA26P012DEP0199	\$ 88,588		3/31/2002
FY 2000	\$155,031	PA26P012DEP2000	\$ 99,937		9/30/2003
FY 2001	\$155,031	PA26P012DEP2001	\$155,031		6/30/2004

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

As before, this PHDEP plan will provide for additional police services ranging from 4.75 to 16 hours per week above the current baseline services. These patrols are for the purpose of dealing with quality of life issues with a focus on zero tolerance and drug enforcement activities. Proposed physical improvements, such as better lighting, removing overgrown trees and shrubs and replacing fencing will eliminate hiding areas and divert traffic from areas of concern to improve the overall security of the communities. Investing in surveillance equipment to aid in areas of drug sales and vandalism, in cooperation with the local police, will also enhance security. The MCHA Law Enforcement Coordinator will continue to assist in the closer scrutiny and screening of applicants for the Public Housing Program, conducting special investigation of allegations of lease violations and drug activity of residents and acts as liaison with the local police departments. THE MCHA will monitor and evaluate the program by periodically reviewing police reports and UCR's. Conducting a resident survey and MCHA Advisory Board meetings will keep the MCHA updated with respect to resident concerns, level of safeness and ideas to keep their communities safe and drug free.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$62,531
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 – Voluntary Tenant Patrol	
9150 - Physical Improvements	\$75,000
9160 - Drug Prevention	\$ 8,500
9170 - Drug Intervention	\$ 4,000
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 5,000
TOTAL PHDEP FUNDING	\$155,031

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$62,531		
Goal(s)	Increased arrest statistics due to more patrol. Reduce crime in targeted areas by 10%.						
Objectives	Provide additional police patrol coverage above current baseline services.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHED P Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Pottstown Police: Average 16 hrs. per wk. Patrol above baseline for Bright Hope Community			1/1/2002	12/31/2002	\$25,000		UCR's, policy reports
2. Pottstown Police: Disburse on holidays or weekends Patrol above baseline for Washington Street Corridor			1/1/2002	12/31/2002	\$ 7,531		UCR's, policy reports
3. Upper Dublin Police: Average 7.5 hrs. per wk. Patrol above baseline for North Hills Manor			1/1/2002	12/31/2002	\$20,000		UCR's, policy reports
4. Abington Police: Average 4.75 hrs. per wk. Patrol above baseline for Crest Manor			1/1/2002	12/31/2002	\$10,000		UCR's, policy reports

9120 – Security Personnel					Total PHDEP Funding:		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHED P Funding	Other Funding (Amount /Source)	Performance Indicators

9150 - Physical Improvements					Total PHDEP Funding: \$75,000		
Goal(s)	Reduce loitering, deter vandalism, eliminate potential hiding places, divert drug traffic and decrease number of work orders for vandalism by 5%.						
Objectives	Recommended improvements by residents, local police and MCHA staff.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHED P Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Comm. Add light at basketball court and under trees at picnic tables			1/1/2002	12/31/2002	\$ 1,300		Work orders, maintenance and management reports
2. Bright Hope Comm. Landscaping community room/office			1/1/2002	12/31/2002	\$ 2,500		Work orders, maintenance and management reports
3. Bright Hope Comm. Fencing community room/office			1/1/2002	12/31/2002	\$ 9,600		Work orders, maintenance and management reports
4. Bright Hope Comm. Concrete pad outside community room/office			1/1/2002	12/31/2002	\$12,200		Work orders, maintenance and management reports
5. Sidney Pollock House Two light posts in parking lot			1/1/2002	12/31/2002	\$ 1,300		Work orders, maintenance and management reports
6. Sidney Pollock House Replace chain link fence with vinyl			1/1/2002	12/31/2002	\$ 8,200		Work orders, maintenance and management reports
7. Sidney Pollock House Landscaping at fence			1/1/2002	12/31/2002	\$ 2,400		Work orders, maintenance and management reports
8. North Hills Manor Raise canopy of trees throughout the project to allow better illumination			1/1/2002	12/31/2002	\$ 7,500		Work orders, maintenance and management reports
9. Crest Manor Raise canopy of trees throughout the project to allow better illumination			1/1/2002	12/31/2002	\$12,000		Work orders, maintenance and management reports
10. Golden Age Manor Replace existing 5’ chain link fence approx. 300’			1/1/2002	12/31/2002	\$ 9,200		Work orders, maintenance and management reports
11. Golden Age Manor Install addit. security lighting/terminate lighting on roof			1/1/2002	12/31/2002	\$ 5,000		Work orders, maintenance and management reports
12. Marshall Lee Towers Install additional security lighting			1/1/2002	12/31/2002	\$ 3,800		Work orders, maintenance and management reports

9160 - Drug Prevention					Total PHDEP Funding: \$8,500		
Goal(s)	Provide funds to Resident Councils to be used to institute various programs that provide drug prevention and education, components that aid in creating a drug free environment, and build the character of the population.						
Objectives	5% decrease in work orders for vandalism, increase in grades for youth participating in after school homework/tutoring programs, decrease in loitering and fights.						
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Community - Summer Camps - Say-no to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2002	12/31/2002	\$5,000		Surveys
2. North Hills Manor - Summer Camps - Say-no to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2002	12/31/2002	\$2,500		Surveys
3. Crest Manor - Summer Camps - Say-no to Drugs Programs - Teen Rap Sessions - After School Homework/ Tutor Programs - After School Activities - Community Activities			1/1/2002	12/31/2002	\$1,000		Surveys

9170 - Drug Intervention					Total PHDEP Funding: \$4,000		
Goal(s)	Provide funds to Resident Councils to be used to institute various programs that target adult residents who have current drug/alcohol problems. Assist in getting residents off drugs and alcohol and to become productive.						
Objectives	Decrease in evictions for drug related activity, as well as non payment of rent, build resident self-esteem, increase in resident job placement.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bright Hope Community - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2002	12/31/2002	\$2,000		Surveys
2. North Hills Manor - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2002	12/31/2002	\$1,000		Surveys
3. Crest Manor - Drug/Alcohol Assessment Counseling - Family Therapy - Adult Rap Sessions - Computer Training Programs - Employment Training Programs - Adult Activities - Parenting Sessions - GED Classes			1/1/2002	12/31/2002	\$1,000		Surveys

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$5,000		
Goal(s)	Increase in number of evictions for drug related/violent criminal behavior, level of resident perceived safeness in targeted areas increases by 10%. Professional relationships with law enforcement agencies and Neighborhood Task Forces, efficient obligation and expenditure of eligible PHDEP funds.						
Objectives	Program administration and coordination of law enforcement activities. Compliance Officer will act as coordinator of Law enforcement activities, including work as liaison with the agencies, monitor hours and duty assignments, performance preliminary investigations and report findings to the law enforcement agency, maintains investigative files and tracking sheets, responsible for the maintenance of UCR statistics and other qualitative and quantitative information, assists with follow-up surveys, liaison to Neighborhood Task Forces, if applicable, and attends seminars on other anti-drug/anti-violent crime initiatives on behalf of the MCHA Public Housing Program.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1. Reallocation of Law Enforcement Coordinator's salary from Operating Fund to PHDEP for one year			1/1/2002	12/31/2002	\$5,000		PHAs Scores
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1,2,3,4	\$62,531	1,2,3,4	\$62,531
9120				
9130				
9140				
9150	1,2,3,4,5,6,7,8,9,10,11,12	\$75,000	1,2,3,4,5,6,7,8,9,10,11,12	\$75,000
9160	1,2,3,	\$ 8,500	1,2,3	\$ 8,500
9170	1,2,3	\$ 4,000	1,2,3	\$ 4,000
9180				
9190	1	\$ 5,000	1	\$ 5,000
TOTAL		\$155,031		\$155,031

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”