

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

---

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

**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:** 01/03

**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
- 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 QHWRA – 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 paint 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 recently 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 within 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) continued intense efforts to place our new subsidies under contract with owners, and enrollment of additional participants in our Family Self-Sufficiency Program. We are also looking into the feasibility of becoming a HUD Certified Housing Counseling Agency and will be adding additional staff for our HCVP administration.

---

## MCHA RESOURCES CENTER

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 Montgomery County Redevelopment Authority. We also plan to provide facilities for other public and non-profit agencies providing housing and economic development services and assistance.

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.

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. Planned completion is October 1, 2002.

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 of Norristown. 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	27
10. Conversions of Public Housing	28
11. Homeownership	29*
12. Community Service Programs	
30*	
13. Crime and Safety	33*
14. Pet Policies	34
15. Civil Rights Certifications (included with PHA Plan Certifications)	35
16. Audit	35
17. Asset Management	35*
18. Other Information	36
*Streamlined Submission Due To High Performing Status	

#### **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 2003 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 for CGP 708 (Parts I, II, & III)
- (pa012g01)-Attachment G-Final Performance & Eval. Report, Period Ending 6/30/02 for CFP 2000 (Parts I, II, & III)
- (pa012h01)-Attachment H-Performance & Eval. Report, Period Ending 6/30/02 for CFP 2001 (Parts I, II, & III)
- (pa012i01)-Attachment I-FY 2003 Capital Fund Program 5 Year Action Plan
- (pa012j01)-Attachment J-Component 10 (B) - Voluntary Conversion Under Section 22

- 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  
 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
	Schedule of flat rents offered at each public housing	Annual Plan: Rent

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	development <input type="checkbox"/> check here if included in the public housing A & O Policy	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	Voluntary Conversion Assessment	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**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 (PHEDEP) 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	Fair Market Rents, Maximum Rents and Utility Allowances	Annual Plan: Rent Determination
X	Public Housing Lease	Annual Plan: Management and Operations
X	Program Integrity Policy <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Management and Operations
X	Pet Policies <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
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



<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
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)

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
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)

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
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.

<b>Housing Needs of Families on the Waiting List</b>			
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 6/30/02	% of total families	Annual Turnover
Waiting list total	640	--	92 units
Very low income (>30% but <=50% AMI)	214	33%	
Low income (>50% but <80% AMI)	17	03%	
Extremely low income <=30% AMI	409	64%	
Families with children	336	53%	
Elderly families	177	28%	
Families with Disabilities	120	19%	
White	275	43%	
White/Hispanic	23	04%	
Black	334	52%	
Black/Hispanic	2	00%	
American Indian	2	00%	
Asian	4	01%	
Other	0	00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	39	06%	22 units
2 BR	171	27%	27 units

### Housing Needs of Families on the Waiting List

PHA Annual Plan, Page 2

3 BR	132	21%	5 units
4 BR	18	03%	4 unit
5 BR	3	00%	0 unit
Efficiencies	277	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)

- Housing Choice Voucher Program (HCVP) tenant-based assistance
  - Public Housing
  - Combined Housing Choice Voucher Program (HCVP) and Public Housing
  - 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	364		314
Extremely low income <=30% AMI	158	43%	
Very low income (>30% but <=50% AMI)	4	01%	
Low income (>50% but <80% AMI)	202	55%	
Families with children	230	63%	
Elderly families	30	08%	
Families with Disabilities	72	20%	
White	103	28%	
White/Hispanic	17	05%	
Black	240	66%	
Black/Hispanic	0	00%	
American Indian	0	00%	
Asian	4	01%	

## Housing Needs of Families on the Waiting List

PHA Annual Plan, Page 3

Hispanic American Indian	0	00%	
Other	0	00%	
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			

### 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)  
 Apply for Housing Search Assistance Funding  
 Apply annually for funding for FSS Coord. & Homeownership Program Admin.

**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)  
We will pursue Housing Resources, other than public housing or Housing Choice Voucher Program (HCVP) tenant-based assistance (Project Based Assistance).

**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.

### **FY2003**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	1,831,306	
b) Public Housing Capital Fund	1,208,140	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Housing Choice Voucher Program (HCVP) Tenant-Based Assistance	15,526,301	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	141,052 88,120	Housing Rep Factor 2000, 2001, & 2002 DEP012 2000, 2001
DEV PA26-P012-014	481,737	PH Development
PA26-P012-50100	759,854	PH Capital Fund 2001 & 2002
CGP PA26-P012-708		
<b>3. Public Housing Dwelling Rental Income</b>	1,576,149	PH Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	21,612,659	

### **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 (one refusal for good cause)
- 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' spouse
- 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
- 1  Veterans and veterans' spouse

- 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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments Below the EIR</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
Bright Hope Community*	169	N/A	903.2 (1) (v) (C) (D) (E)

\* Contiguous sites PA012-002 and PA012-003



## 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 and formerly homeless living in transitional housing

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
- Disabled
  - Note new preferences for disabled, homeless, and formerly homeless living in transitional housing up to an aggregate of 130 subsidy.

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
- 1  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
  - 1 Disabled
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)
- 95<sup>th</sup> 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
- Above 100% but at or below 110% of FMR for entire jurisdiction
- 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)

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
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.

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

#### 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 I (state name) PA012Ii01

-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.)

<b>Demolition/Disposition Activity Description</b>
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.)

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

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.

<b>Designation of Public Housing Activity Description</b>
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.

<b>Conversion of Public Housing Activity Description</b>	
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.)

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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: <u>(DD/MM/YYYY)</u>
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.)

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

### 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 (1)]

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.

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

### **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.

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

**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 use 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.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****



## **15. 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.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

***\*THIS IS A STREAMLINED SUBMISSION DUE TO HIGH PERFORMING STATUS\****

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)?

## **17. 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?

## **18. 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

- a. 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, 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: 2003 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	---------------------------

Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 
  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	\$207,772.00			
3	1408 Management Improvements	\$55,000.00			
4	1410 Administration	\$103,886.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$75,000.00			
8	1440 Site Acquisition	\$61,227.00			
9	1450 Site Improvement	\$90,000.00			
10	1460 Dwelling Structures	\$187,600.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$25,000.00			
12	1470 Nondwelling Structures	\$201,375.00			
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,038,860.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
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	\$272,375.00			

**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: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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				
	<b>Subtotal</b>			<b>\$42,000.00</b>				
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				
	<b>Subtotal</b>			<b>\$24,000.00</b>				

**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: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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				
	<b>Subtotal</b>			<b>\$62,000.00</b>				
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				
	<b>Subtotal</b>			<b>\$61,000.00</b>				
PA-26-PO12-006 Golden Age Manor	Spring Hinges & Latches on Doors	1460	85 units	\$5,400.00				
“	<b>Subtotal</b>			<b>\$5,400.00</b>				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>		
PHA Name: Montgomery County Housing Authority	Grant Type and Number Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

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				
	<b>Subtotal</b>			<b>\$7,200.00</b>				
PA-26-PO12-008 Scattered Sites	Minor Rehabilitation	1460	1 unit	\$5,000.00				
	<b>Subtotal</b>			<b>\$5,000.00</b>				
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				
“	Repair Retaining Wall & Drainage	1450	340 lf	\$60,000.00				
	<b>Subtotal</b>			<b>\$77,000.00</b>				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>						
PHA Name: Montgomery County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
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				
	<b>Subtotal</b>			<b>\$25,000.00</b>				
HA Wide MCHA Resources Center	<b>Substantial Rehabilitation of MCHA Resources Center:</b> New roof, HVAC system, water service, windows, plumbing, electric, etc.	1470	1 bldg.	195,375.00				
	<b>Subtotal</b>			<b>195,375.00</b>				
HA Wide	<b>Site Acquisition:</b> Parking Lot	1440	1	\$61,227.00				
HA-Wide	<b>Operations:</b> 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		\$207,772.00				

**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: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	<b>Management Improvements:</b> 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				
	<b>Subtotal</b>			<b>\$55,000.00</b>				
HA-Wide	<b>Administration:</b> 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		\$103,886.00				

**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: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	<b>Fees &amp; Costs:</b> Architects & Engineers	1430		\$75,000.00				
HA-Wide	<b>Non-Dwelling Equipment:</b> 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				
	<b>Subtotal</b>			<b>\$32,000.00</b>				

**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: 2003  
 Replacement Housing Factor Grant No:

**Federal FY of Grant: 2003**

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	
<b>PA-26-PO12-002 Bright Hope Estates</b>							
Replace Porch Pads	03/31/05			09/30/06			
Clean Exterior Buildings	03/31/05			09/30/06			
Clean Heating Ducts	03/31/05			09/30/06			
<b>PA-26-PO12-003 Bright Hope Manor</b>							
Reseed Lawns	03/31/05			09/30/06			
Clean Heating Ducts	03/31/05			09/30/06			
Replace Concrete Pad Exterior and Community Building	03/31/05			09/30/06			
Replace Fence and Gates	03/31/05			09/30/06			

**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: 2003 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
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	
<b>PA-26-PO12-004 North Hills Manor</b>							
Install Gas Fired Boilers	03/31/05			09/30/06			
Install Hot Water Heaters	03/31/05			09/30/06			
Site Improvements	03/31/05			09/30/06			
<b>PA-26-PO12-005 Crest Manor</b>							
Install Bedroom Closet Doors	03/31/05			09/30/06			
Interior Lighting	03/31/05			09/30/06			
Replace Interior Doors	03/31/05			09/30/06			
<b>PA-26-PO12-006 Golden Age Manor</b>							
Spring Hinges & Latches on Doors	03/31/05			09/30/06			

**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: 2003 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
<b>PA-26-PO12-007</b> <b>Robert P. Smith Towers</b>							
Spring Hinges & Latches on Doors	03/31/05			09/30/06			
<b>PA-26-PO12-008</b> <b>Scattered Sites</b>							
Minor Rehabilitation	03/31/05			09/30/06			
<b>PA-26-PO12-009</b> <b>Marshall W. Lee Towers</b>							
Replace First Floor Tile & Cove Base	03/31/05			09/30/06			
Community Room Chairs	03/31/05			09/30/06			
Repair Retaining Wall & Drainage	03/31/05			09/30/06			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>		
PHA Name: Montgomery County Housing Authority	Grant Type and Number Capital Fund Program No: 2003 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

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	
<b>PA-26-PO12-0011 Sidney Pollock House</b>							
Ranges & Range Hoods	03/31/05			09/30/06			
<b>HA-WIDE MCHA Resources Center</b>							
Substantial Rehab. of MCHA Resources Center: New roof, HVAC system, water service, windows, plumbing, electric, etc.	03/31/05			09/30/06			
<b>HA Wide Site Acquisition</b>	03/31/05			09/30/06			

**Required Attachment B : Resident Advisory Board**

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

**Marie Johnson – Vice President  
Yvonne Maldonato  
Laresten Walton  
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**

**Janice Challingsworth – President  
Marse Smith  
John Donovan  
Fran Slater**

**PA-12-7 ROBERT P. SMITH TOWERS**

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

**PA-12-9 MARSHALL LEE TOWERS**

**Daniel Harrington – President  
Jack Peterson  
Stanley Lewandowski  
Jane Manduke  
Mary White**

**PA-12-11 SIDNEY POLLOCK HOUSE**

**Betty Shanely – President  
Nora Haller  
Frances Carter  
Loretta Chaback  
Mary Sheha  
Joseph Puc  
Aldonna Landis  
Evelyn Minotto**

**HOUSING CHOICE VOUCHER PROGRAM**

**Jamialah Boyd – 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, 2002

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 and one (1) year under the HCVP Homeownership option. Over this period of time we have sold approximately 71 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 interested 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, a part time Administrative Assistant, and several other support staff for counseling services.

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 the Public Housing Program. It has attempted to reduce vacancies in public housing by achieving a 18.12 day average turnaround. We are proud to report that we have received 1085 new vouchers in the past 2.5 years (201 of these are not yet under ACC as of 8/31/02), 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. The MCHA is very involved in the Voucher Homeownership Program. As of 8/31/02, 15 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. As of 8/31/02, the MCHA has sold 56 homes to low income families under the 5(h) Program.

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 are being expended 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. The MCHA has completed 239 background checks for the Public Housing Program for FY2002. The MCHA has denied eligibility to 54 Public Housing applicants per the requirements of our background screening policies and unfortunately have evicted three families for drug related lease violations. As a result of the Quality Housing Work Responsibility Act, the MCHA has implemented background checking policies for our HCVP; we have completed 1,565 background checks of HCVP applicants in FY2002. Within the past 2.5 years, the MCHA received 1085 new subsidies from HUD. We have been very successful in utilizing these subsidies. As of 8/31/02, we have under lease 540 of the 884 new subsidies under ACC and are diligently working to continue our utilization efforts.

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 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. We have added 25 more slots to our Public Housing Program due to increased resident interest in the program.

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**

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: CG708 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> CG708
---	--	--------------------------------------

Original Annual Statement     Reserve for Disaster/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     Final Performance and Evaluation Report 6/30/02

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 20% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$66,050.00	\$40,862.00	\$40,862.00	\$40,862.00
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	\$69,177.00	\$69,177.00	\$69,177.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,000.00	\$669.00	\$669.00	\$669.00
10	1460 Dwelling Structures	\$681,000.00	\$737,332.00	\$737,332.00	\$737,332.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$79,000.00	\$28,367.00	\$28,367.00	\$28,367.00
12	1470 Nondwelling Structures	\$30,000.00	\$54,774.00	\$54,774.00	\$54,774.00
13	1475 Nondwelling Equipment	\$19,801.00	\$48,190.00	\$48,190.00	\$48,190.00
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 Collaterization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$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	\$1,088,190.00	\$1,088,190.00
22	Amount of Line 21 Related to LBP Activities	\$5,000.00	\$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	\$10,000.00	\$3,700.00	\$3,700.00	\$3,700.00
25	Amount of Line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$179,000.00	\$169,157.00	\$169,157.00	\$169,157.00

**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: CG708 Replacement Housing Factor Grant No:				Federal FY of Grant: CG708		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	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. 1400 108 001	1460	2 units	\$30,000.00	\$36,339.00	\$36,339.00	\$36,339.00	IN PROCESS, BALANCE TO CF2000
	SUBSTANTIAL REHABILITATION OF NON-DWELLING UNIT: ELECTRIC, PLUMBING, KITCHENS, BATHROOMS, WINDOWS, DOORS, FLOORS, ROOFS, ETC. 1400 108 002	1470	2 units	\$30,000.00	\$36,339.00	\$36,339.00	\$36,339.00	IN PROCESS, BALANCE TO CF2000
	STUCCO MAINT. SHOP 1400 108 002A	1470	1,500 sf	\$0.00	\$14,597.00	\$14,597.00	\$14,597.00	COMPLETED-CG708 3RD YEAR
	HOT WATER HEATERS 1400 108 002B	1460	50	\$0.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL			<b>\$60,000.00</b>	<b>\$87,275.00</b>	<b>\$87,275.00</b>	<b>\$87,275.00</b>	
PA-12-3 BRIGHT HOPE MANOR	SUBSTANTIAL REHABILITATION OF DWELLING UNITS: ELECTRIC, PLUMBING, KITCHENS, BATHROOMS, WINDOWS, DOORS, FLOORS, ROOFS, EXTERIOR, ETC. 1400 108 003	1460	4 units	\$65,000.00	\$72,677.00	\$72,677.00	\$72,677.00	IN PROCESS, BALANCE TO CF2000
	PORCH ROOFS 1400 108 003A	1460	4 bldgs	\$20,000.00	\$10,772.00	\$10,772.00	\$10,772.00	COMPLETED-CG708 2ND YEAR
	SITE IMPROVEMENTS \$10,000 1400 108 003B	1465.1	L.S.	\$0.00	\$1,157.00	\$1,157.00	\$1,157.00	COMPLETED-CG707 3RD YEAR
	REPLACE BOILER ROOM FLOOR 1400 108 003C	1470	900sf	\$0.00	\$3,838.00	\$3,838.00	\$3,838.00	COMPLETED-CG707 1ST YEAR
	SUBTOTAL			<b>\$85,000.00</b>	<b>\$88,444.00</b>	<b>\$88,444.00</b>	<b>\$88,444.00</b>	

**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: CG708 Replacement Housing Factor Grant No:				Federal FY of Grant: CG708		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	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. 1400 108 004	1460	50 units	\$70,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	RANGES AND HOODS 1400 108 005	1465.1	50	\$30,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE BOILERS 1400 108 005A	1460	7	\$0.00	\$2,050.00	\$2,050.00	\$2,050.00	IN PROCESS, BALANCE TO CF2000 CG708 4TH YEAR
	REPLACE BOILER RM DOOR 1400 108 005B	1460	2	\$0.00	\$8,325.00	\$8,325.00	\$8,325.00	COMPLETED-CG707 5TH YEAR
	SUBTOTAL				<b>\$100,000.00</b>	<b>\$10,375.00</b>	<b>\$10,375.00</b>	<b>\$10,375.00</b>
PA-12-5 CREST MANOR	NEW BATHROOMS: SINKS, TUBS, SHOWERS, TOILETS, FAUCETS, FLOORS, ETC. 1400 108 006	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. 1400 108 007	1460	36 units	\$70,000.00	\$132,229.00	\$132,229.00	\$132,229.00	COMPLETED
	RANGES AND HOODS 1400 108 008	1465.1	36	\$25,000.00	\$1,617.00	\$1,617.00	\$1,617.00	COMPLETED
	SUBTOTAL				<b>\$149,000.00</b>	<b>\$133,846.00</b>	<b>\$133,846.00</b>	<b>\$133,846.00</b>

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
-----------	-----------------------	----------------------

MONTGOMERY COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: CG708 Replacement Housing Factor Grant No:				CG708		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-6 GOLDEN AGE MANOR	NEW KITCHENS: CABINETS, SINKS, FAUCETS, COUNTERTOPS, FLOORS, ELECTRIC, PLUMBING, ETC. 1400 108 009	1460	40 units	\$72,000.00	\$98,439.00	\$98,439.00	\$98,439.00	COMPLETED
	SECURITY KEY SYSTEM 1400 108 010	1460	85 units	\$7,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG01
	WATER BOOLSTER PUMP 1400 108 010A	1460	1	\$0.00	\$18,600.00	\$18,600.00	\$18,600.00	COMPLETED-CG705 5TH YEAR
	WINDOW REPLACEMENT 1400 108 010B	1460	85 units	\$0.00	\$35,775.00	\$35,775.00	\$35,775.00	IN PROCESS, BALANCE TO CF2000 CG708 4TH YEAR
	REPLACE CARPET 1400 108 010C	1460	7,733sf	\$0.00	\$17,984.00	\$17,984.00	\$17,984.00	COMPLETED-CG708 3RD YEAR
	SUBTOTAL				<b>\$79,000.00</b>	<b>\$170,798.00</b>	<b>\$170,798.00</b>	<b>\$170,798.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	NEW KITCHENS: CABINETS, SINKS, FAUCETS, COUNTERTOPS, FLOORS, ELECTRIC, PLUMBING, ETC. 1400 108 011	1460	40 units	\$72,000.00	\$109,491.00	\$109,491.00	\$109,491.00	COMPLETED
	REPLACE EMERGENCY GENERATOR 1400 108 012	1460	1	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	GAS RANGES WITH ELECTRIC IGNITIONS & RANGE HOODS 1400 108 013	1465.1	40	\$12,000.00	\$1,110.00	\$1,110.00	\$1,110.00	COMPLETED
	REPLACE OFFICE CARPET 1400 108 013A	1460	1,200sf	\$0.00	\$4,923.00	\$4,923.00	\$4,923.00	COMPLETED-CG708 5TH YEAR
	UPGRADE ELEVATOR 1400 108 013B	1460	2	\$0.00	\$17,524.00	\$17,524.00	\$17,524.00	COMPLETED-CG707 4TH YEAR
	REPLACE CARPET 1400 108 013C	1460	8,100sf	\$0.00	\$18,867.00	\$18,867.00	\$18,867.00	COMPLETED-CG708 5TH YEAR
	SUBTOTAL				<b>\$94,000.00</b>	<b>\$151,915.00</b>	<b>\$151,915.00</b>	<b>\$151,915.00</b>

<b>Annual Statement / Performance and Evaluation Report</b>		
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>		
<b>Part II: Supporting Pages</b>		
PHA Name: MONTGOMERY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CG708 Replacement Housing Factor Grant No:	Federal FY of Grant: CG708

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-8 SCATTERED SITES	REPLACE ROOF 1400 108 014	1460	1 unit	\$9,000.00	\$1,298.00	\$1,298.00	\$1,298.00	COMPLETED
	MINOR REHAB 1400 108 015	1460	1 unit	\$22,000.00	\$17,782.00	\$17,782.00	\$17,782.00	IN PROCESS, BALANCE TO CF2000 CG708 4TH YEAR
	LEAD ABATEMENT 1400 108 016	1460	1 unit	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SUBTOTAL			<b>\$36,000.00</b>	<b>\$19,080.00</b>	<b>\$19,080.00</b>	<b>\$19,080.00</b>	
PA-12-9 MARSHALL W. LEE TOWERS	NEW KITCHENS: CABINETS, SINKS, FAUCETS, COUNTERTOPS, FLOORS, ELECTRIC, PLUMBING, ETC. 1400 108 017	1460	40	\$72,000.00	\$119,971.00	\$119,971.00	\$119,971.00	IN PROCESS, BALANCE TO CF2000
	REPLACE FRONT SIDEWALK AND STAIRS 1400 108 018	1450	L.S.	\$18,000.00	\$669.00	\$669.00	\$669.00	IN PROCESS, BALANCE TO CF2000
	RANGES AND RANGE HOODS 1400 108 019	1465.1	40	\$12,000.00	\$22,692.00	\$22,692.00	\$22,692.00	IN PROCESS, BALANCE TO CF2000
	SECURITY KEY SYSTEM 1400 108 020	1460	80 units	\$7,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG01
	REPLACE BOILERS 1400 108 020A	1460	3	\$0.00	\$11,250.00	\$11,250.00	\$11,250.00	COMPLETED-CG708 4TH YEAR
	INTERIOR LIGHTS 1400 108 020B	1465.1	80 units	\$0.00	\$1,791.00	\$1,791.00	\$1,791.00	COMPLETED-CG708 3RD YEAR
	SUBTOTAL			<b>\$109,000.00</b>	<b>\$156,373.00</b>	<b>\$156,373.00</b>	<b>\$156,373.00</b>	

Annual Statement / Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:			Grant Type and Number				Federal FY of Grant:	
MONTGOMERY COUNTY HOUSING AUTHORITY			Capital Fund Program Grant No: CG708 Replacement Housing Factor Grant No:				CG708	
Development Number/Name HA-Wide	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Funds	Funds	

Activities		Number		Original	Revised	Obligated	Expended	
PA-12-11 SIDNEY POLLOCK HOUSE	REPLACE INTERCOM SYSTEM 1400 108 021	1460	1	\$10,000.00	\$0.00	\$0.00	\$0.00	DELETED
	INSTALL BACKFLOW PREVENTER 1400 108 022	1460	1	\$8,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	NEW CLOSET DOORS 1400 108 023	1460	100 units	\$70,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SECURITY KEY SYSTEM 1400 108 024	1460	100 units	\$8,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO DEG99
	REHAB SOLARIUM 1400 108 024A	1460	3 rooms	\$0.00	\$2,013.00	\$2,013.00	\$2,013.00	COMPLETED-CG708 5TH YEAR
	HALLWAY CEILINGS 1400 108 024B	1460	10,000 sf	\$0.00	\$1,023.00	\$1,023.00	\$1,023.00	COMPLETED-CG708 5TH YEAR
	SUBTOTAL			<b>\$96,000.00</b>	<b>\$3,036.00</b>	<b>\$3,036.00</b>	<b>\$3,036.00</b>	
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 1400 108 025	1408	7 RMC'S	\$6,050.00	\$6,130.00	\$6,130.00	\$6,130.00	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:			Grant Type and Number				Federal FY of Grant:	
MONTGOMERY COUNTY HOUSING AUTHORITY			Capital Fund Program Grant No: CG708 Replacement Housing Factor Grant No:				CG708	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	WAGE & SALARY ADMINISTRATIVE	1408		\$25,000.00	\$12,900.00	\$12,900.00	\$12,900.00	COMPLETED

	PLAN WHICH INCLUDES STEPS & GRADE, PERFORMANCE EVALUATIONS AND UPDATED JOB DESCRIPTIONS TO IMPROVE OVERALL OPERATIONS 1400 108 026							
HA-WIDE	PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 108 027	1408		\$25,000.00	\$18,132.00	\$18,132.00	\$18,132.00	COMPLETED
HA-WIDE	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. 1400 108 028	1408		\$10,000.00	\$3,700.00	\$3,700.00	\$3,700.00	COMPLETED
	<b>SUBTOTAL</b>			<b>\$66,050.00</b>	<b>\$40,862.00</b>	<b>\$40,862.00</b>	<b>\$40,862.00</b>	
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 1400 108 029	1410		<b>\$108,819.00</b>	<b>\$108,819.00</b>	<b>\$108,819.00</b>	<b>\$108,819.00</b>	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: CG708 Replacement Housing Factor Grant No:				Federal FY of Grant: CG708		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	FEES & COSTS ARCHITECT & ENGINEERING FEES 1400 108 030	1430	4 CONTRACTS	\$15,000.00	\$69,177.00	\$69,177.00	\$69,177.00	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 1400 108 031	1475	3	\$7,500.00	\$13,264.00	\$13,264.00	\$13,264.00	COMPLETED
PRINTERS 1400 108 032	1475	3	\$4,500.00	\$795.00	\$795.00	\$795.00	COMPLETED
FULL SIZE COPIER 1400 108 033	1475	1	\$7,801.00	\$11,800.00	\$11,800.00	\$11,800.00	COMPLETED
STAFF OFFICE EQUIPMENT 1400 108 033A	1475		\$0.00	\$22,331.00	\$22,331.00	\$22,331.00	COMPLETED-CG708 4TH YEAR
<b>SUBTOTAL</b>			<b>\$19,801.00</b>	<b>\$48,190.00</b>	<b>\$48,190.00</b>	<b>\$48,190.00</b>	
CONTINGENCY	1502		<b>\$70,520.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	DELETED
<b>GRAND TOTAL</b>			<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>	

LINE 3	1408	\$66,050.00	\$40,862.00	\$40,862.00	\$40,862.00
LINE 4	1410	\$108,819.00	\$108,819.00	\$108,819.00	\$108,819.00
LINE 7	1430	\$15,000.00	\$69,177.00	\$69,177.00	\$69,177.00
LINE 9	1450	\$18,000.00	\$669.00	\$669.00	\$669.00
LINE 10	1460	\$681,000.00	\$737,332.00	\$737,332.00	\$737,332.00
LINE 11	1465.1	\$79,000.00	\$28,367.00	\$28,367.00	\$28,367.00
LINE 12	1470	\$30,000.00	\$54,774.00	\$54,774.00	\$54,774.00
LINE 13	1475	\$19,801.00	\$48,190.00	\$48,190.00	\$48,190.00
LINE 18	1502	\$70,520.00	\$0.00	\$0.00	\$0.00
		<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>	<b>\$1,088,190.00</b>



**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule (CG708)**

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	
<b>PA-12-2</b>							
REHAB DWELLING UNITS 1400 108 001	09/30/01		12/31/00	09/30/02			IN PROCESS, BALANCE TO CF2000
REHAB NON-DWELLING UNITS 1400 108 002	09/30/01		12/31/00	09/30/02			IN PROCESS, BALANCE TO CF2000
STUCCO MAINT SHOP 1400 108 002A	09/30/01		03/31/00	09/30/02		10/31/01	
HOT WATER HEATERS 1400 108 002B	09/30/01			09/30/02			TRANSFER TO FUTURE CF
<b>PA-12-3</b>							
REHAB DWELLING UNITS 1400 108 003	09/30/01		12/31/00	09/30/02			IN PROCESS, BALANCE TO CF2000
PORCH ROOFS 1400 108 003A	09/30/01		12/31/00	09/30/02		08/31/00	
SITE IMPROVEMENT 1400 108 003B	09/30/01		12/31/00	09/30/02		10/31/00	
REPLACE BOILER RM FLR 1400 108 003C	09/30/01		12/31/00	09/30/02		07/31/01	
<b>PA-12-4</b>							
REPLACE BOILERS 1400 108 005A	09/30/01			09/30/02			IN PROCESS, BALANCE CF2000
REPLACE BOILER ROOM DOORS 1400 108 005B	09/30/01		06/30/01	09/30/02		04/30/01	

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

Development	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
-------------	---	--

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	
<b>PA-12-5</b>							
NEW KITCHENS 1400 108 007	09/30/01		12/31/00	09/30/02		07/31/01	
RANGES & RANGE HOODS 1400 108 008	09/30/01		12/31/00	09/30/02		03/31/00	
<b>PA-12-6</b>							
NEW KITCHENS 1400 108 009	09/30/00		12/31/00	09/30/02		06/30/01	
BOOLSTER PUMP 1400 108 010A	09/30/01		03/31/01	09/30/02		02/28/01	
WINDOW REPLACEMENT 1400 108 010B	09/30/01			09/30/02			IN PROCESS, BALANCE TO CF2000
REPLACE CARPET 1400 108 010C	09/30/01		06/30/01	09/30/02		06/30/01	
<b>PA-12-7</b>							
NEW KITCHENS 1400 108 011	09/30/01		12/31/00	09/30/02		06/30/01	
GAS RANGES & RANGE HOODS 1400 108 013	09/30/01		12/31/00	09/30/02		12/31/01	
REPLACE OFFICE CARPET 1400 108 013A	09/30/01		06/30/01	09/30/02		06/30/01	
UPGRADE ELEVATOR 1400 108 013B	09/30/01		06/30/01	09/30/02		08/31/01	
REPLACE CARPET 1400 108 013C	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 III: Implementation Schedule**

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	
<b>PA-12-8</b> ROOF	09/30/01		09/30/01	09/30/02		12/31/01	

1400 108 014 MINOR REHAB 1400 108 015	09/30/01		09/30/01	09/30/02		12/31/01	
<b>PA-12-9</b>							
NEW KITCHENS 1400 108 017	09/30/01		03/31/01	09/30/02		12/31/01	
SIDEWALK & STAIRS 1400 108 018	09/30/01		09/30/01	09/30/02		03/31/02	
RANGES & RANGE HOODS 1400 108 019	09/30/01		03/31/01	09/30/02		09/31/01	
REPLACE BOILERS 1400 108 020A	09/30/01		12/31/00	09/30/02		12/31/00	
INTERIOR LIGHTS 1400 108 020B	09/30/01		03/31/01	09/30/02		03/31/01	
<b>PA-12-11</b>							
BACKFLOW PREVENTER 1400 108 022	09/30/01			09/30/02			TRANSFER TO FUTURE CF
CLOSET DOORS 1400 108 023	09/30/01			09/30/02			TRANSFER TO FUTURE CF
REHAB SOLARIUM 1400 108 024A	09/30/01		09/30/00	09/30/02		10/31/00	
HALLWAY CEILINGS 1400 108 024B	09/30/01		08/31/00	09/30/02		08/31/00	
AIR HANDLING 1400 108 024C	09/30/01		09/30/01	09/30/02		06/30/02	

<b>Annual Statement / Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>Part III: Implementation Schedule</b>							
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	
<b>HA-WIDE</b>							
MANAGEMENT IMPROVEMENTS 1400108025/26/27/28	09/30/01		09/30/00	09/30/02		12/31/01	
FEES & COSTS 1400 108 030	09/30/01		06/30/01	09/30/02		12/31/01	
NON-DWELLING	09/30/01		09/30/01	09/30/02		09/30/01	

EQUIPMENT

1400108031/32/33/33A

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-2 BRIGHT HOPE ESTATES	REHAB DWELLING UNITS	1400 108 001	The Mercury	14120	07/31/01	\$871.54
			Times Herald Publishing	14122	07/31/01	\$744.09
			The Philadelphia Tribune	14121	07/31/01	\$672.16
			Denney Electric	14214	08/31/01	\$1,788.06
			Maintenance Warehouse	14224	08/31/01	\$2,197.97
			Penn Ventilator Co. Inc.	14233	08/31/01	\$826.80
			Reading Foundry & Supply	14237	08/31/01	\$2,609.70
				14297	08/31/01	\$1,321.60
				14366	08/31/01	\$6,865.23
				14424	09/30/01	-\$125.52
				14611	10/31/01	\$2,395.82
				14744	10/31/01	-\$593.79
			Total Rental	14312	08/31/01	\$267.93
				14436	09/30/01	\$243.10
			Home Depot	14342	08/31/01	\$1,605.45
				14542	09/30/01	\$467.15
				14715	10/31/01	\$166.57
			National Trailer Storage	14356	08/31/01	\$80.56
			Rheem Manufacturing Co.	14239	08/31/01	\$1,560.00
			Builders Equipment & Supply	14268	08/31/01	\$168.43
				14583	10/31/01	\$249.21
			Charles I. Stout & Son Inc.	14399	09/30/01	\$1,957.57
			PECO Energy	14500	09/30/01	\$5,342.00
			Bonfitto, Inc.	14464	09/30/01	\$28,577.75
				14784	11/30/01	\$12,257.65
			Marcus Edwards Construction	14486	09/30/01	\$34,528.00
			Altchem Environmental Service	14767	11/30/01	\$57,104.00
			Boro of Pottstown(Acct Rcls 01-76)	14032	07/31/01	\$380.00
			Reading Foundry (Acct Rcls 01-93)	14558	09/27/01	\$112.28
			Account Reclassification	01-104	11/30/01	\$1,370.82
Account Reclassification	01-136	12/31/01	-\$16,577.75			
Account Reclassification	02-56	06/30/02	-\$113,095.79			
			<b>TOTAL</b>			<b>\$36,338.59</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development	General Description/	General	Check/Reference
-------------	----------------------	---------	-----------------

Number/Name HA-Wide	Work Categories	Ledger Account #	Vendor/Description	Number	Date	Amount
PA-12-2 BRIGHT HOPE ESTATES	REHAB NON-DWELLING UNITS	1400 108 002	Account Reclassification	02-56	06/30/02 <b>TOTAL</b>	\$36,338.59 <b>\$36,338.59</b>
PA-12-2 BRIGHT HOPE ESTATES	STUCCO MAINT. SHOP	1400 108 002A	A.J. Pyramid Inc.	13897	06/30/01	\$5,000.00
				14386	09/30/01	\$3,995.00
				14627	10/31/01	\$4,950.00
			Payroll Analysis	01-21	03/31/01	\$453.60
				01-45	05/31/01	\$116.60
			Insurance & Benefits	01-23	03/31/01	\$65.00
				01-47	05/31/01	\$17.00
					<b>TOTAL</b>	<b>\$14,597.20</b>
PA-12-3 BRIGHT HOPE MANOR	REHAB DWELLING UNITS	1400 108 003	Long Fence	13799	05/31/01	\$2,520.20
				15460	03/31/02	\$504.04
			National Trailer Storage	13866	06/30/01	\$80.56
				13948	06/30/01	\$80.56
				14172	07/31/01	\$80.56
			Sherwin Williams	15065	12/31/01	\$529.50
				15255	01/31/02	\$1,018.25
			Duron Paints & Wallcoverings	15100	12/31/01	\$101.70
				15518	03/31/02	\$124.13
			Reading Foundry & Supply	15116	12/31/01	\$121.32
				15390	02/28/02	\$818.01
			Home Depot	15177	01/31/02	\$197.06
				15230	01/31/02	\$292.91
				15367	02/28/02	\$170.20
			Builders Equipment	15221	01/31/02	\$1,207.71
			Maintenance Warehouse	15298	02/28/02	\$795.68
			Continental Flooring Co.	15278	02/28/02	\$2,009.50
				15351	02/28/02	\$4,143.46
			Builders Prime Windows	15349	02/28/02	\$272.84
			A.D. Moyer	15503	03/31/01	\$125.36

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-3 BRIGHT HOPE MANOR	REHAB DWELLING UNITS	1400 108 003 cont'd	Payroll Analysis	01-62	07/31/01	\$940.45
				01-71	08/31/01	\$6,682.92

				01-79	09/30/01	\$8,572.02
				01-87	10/31/01	\$213.90
				01-108	12/31/01	\$3,140.77
				02-01	01/31/02	\$4,294.07
				02-10	02/28/02	\$1,979.20
				02-18	03/31/02	\$9,448.64
				04-30	04/30/02	\$9,401.72
				02-40	05/31/02	\$5,473.14
				02-47	06/30/02	\$1,940.44
			Insurance & Benefits	01-64	07/31/01	\$133.00
				01-73	08/31/01	\$948.00
				01-81	09/30/01	\$1,217.00
				01-89	10/31/01	\$30.00
				01-110	12/31/01	\$445.00
				02-03	01/31/02	\$609.00
				02-12	02/28/02	\$280.00
				02-20	03/31/02	\$1,341.00
				02-33	04/30/02	\$1,334.00
				02-42	05/31/02	\$777.00
				02-49	06/30/02	\$275.00
			Pottstown Metal (Acct Recls 02-36)	15310	02/11/02	\$550.00
					<b>TOTAL</b>	<b>\$75,219.82</b>
PA-12-3 BRIGHT HOPE MANOR	PORCH ROOFS	1400 108 003A	Boro of Pottstown	11527	06/15/00	\$148.98
			Pace Supply Corp.	11756	07/31/00	\$1,602.00
				11974	08/31/00	\$113.57
			Builders Equip. & Supply	12032	08/31/00	\$213.00
			Payroll Analysis	00-44	06/30/00	\$2,429.60
				00-55	07/31/00	\$4,636.16
			Insurance & Benefits	00-46	06/30/00	\$560.00
				00-57	07/31/00	\$1,069.00
					<b>TOTAL</b>	<b>\$10,772.31</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-3 BRIGHT HOPE MANOR	TRASH CANS	1400 108 003B	R. Griffith Assoc., Inc. American Playground Corp.	12376	10/31/00	\$662.54
				12403	10/31/00	\$494.00
					<b>TOTAL</b>	<b>\$1,156.54</b>
PA-12-3 BRIGHT HOPE MANOR	REPLACE BOILER RM FLOOR	1400 108 003C	A.J. Pyramid Inc (Acct Rcls 01-75)	14087	07/31/01	\$3,837.50
					<b>TOTAL</b>	<b>\$3,837.50</b>

PA-12-4 NORTH HILLS	NEW KITCHENS	1400 108 004			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS	RANGES & RANGE HOODS	1400 108 005			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS	REPLACE BOILERS	1400 108 005A	Reading Foundry & Supply Accrue FY2000 Expenses To Reverse	12926 00-130 01-06	01/31/01 12/31/00 01/31/01 <b>TOTAL</b>	\$2,050.00 \$2,050.00 -\$2,050.00 <b>\$2,050.00</b>
PA-12-4 NORTH HILLS	REPLACE BOILER RM DOOR	1400 108 005B	The Jaydor Company	13551	04/30/01 <b>TOTAL</b>	\$8,325.00 <b>\$8,325.00</b>
PA-12-5 CREST MANOR	NEW BATHROOMS	1400 108 006			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-5 CREST MANOR	NEW KITCHENS	1400 108 007	IXL Cabinets  Johnson American Fasteners	12355 12566 13099 13155 13221 13380 13475 12636 12769	10/31/00 11/30/00 02/28/01 02/28/01 03/31/01 03/31/01 04/30/01 11/30/00 12/31/00	\$5,189.67 \$12,533.34 \$2,632.01 \$12,368.10 \$24,656.90 \$1,312.95 \$550.80 \$185.95 \$232.25

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount		
				Number	Date			
PA-12-5 CREST MANOR	NEW KITCHENS	1400 108 007cont'd	Reading Foundry & Supply	12656	11/30/00	\$8,820.89		
				12721	11/30/00	\$299.58		
				13113	02/28/01	\$116.36		
				13178	02/28/01	\$248.29		
			Home Depot	Maintenance USA	Waste Management	12699	11/30/00	\$524.50
						12710	11/30/00	\$498.96
						13075	01/31/01	\$529.82
			13269	03/31/01	\$403.73			
			13419	03/31/01	\$180.42			
			13491	04/30/01	\$200.49			



				13663	05/31/01	\$491.58
			William A. Geppert Inc.	13133	02/28/01	\$37.49
			National Trailer Storage	13236	03/31/01	\$164.28
				13389	03/31/01	\$116.08
				13644	05/31/01	\$132.82
				13806	05/31/01	\$131.44
				13948	06/30/01	\$132.82
				14172	07/31/01	\$103.23
			Payroll Analysis	00-100	11/30/00	\$14,775.30
				00-113	12/31/00	\$6,251.35
				01-02	01/31/01	\$9,961.77
				01-11	02/28/01	\$11,750.86
				01-21	03/31/01	\$9,308.73
			Insurance & Benefits	00-102	11/30/00	\$2,096.00
				00-115	12/31/00	\$887.00
				01-04	01/31/01	\$1,414.00
				01-13	02/28/01	\$1,668.00
				01-23	03/31/01	\$1,321.00
					<b>TOTAL</b>	<b>\$132,228.76</b>
PA-12-5 CREST MANOR	RANGES AND HOODS	1400 108 008	Denney Electric Supply	12626	11/30/00	\$1,436.70
			Maintenance Warehosue	12711	11/30/00	\$179.96
					<b>TOTAL</b>	<b>\$1,616.66</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-6 GOLDEN AGE MANOR	NEW KITCHENS	1400 108 009	Cost Reallocation	01-61	06/30/01	\$98,439.00
					<b>TOTAL</b>	<b>\$98,439.00</b>
PA-12-6 GOLDEN AGE MANOR	SECURITY KEY SYSTEM	1400 108 010			<b>TOTAL</b>	\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-6 GOLDEN AGE MANOR	WATER BOOLSTER PUMP	1400 108 010A	Bonfitto, Inc.	13146	02/28/01	\$18,600.00
					<b>TOTAL</b>	<b>\$18,600.00</b>
PA-12-6 GOLDEN AGE MANOR	WINDOW REPLACEMENT	1400 108 010B	D-Tech Environmental	13851	06/30/01	\$750.00
			Wastex Industries Inc.	13887	06/30/01	\$220.00
			The Mercury	14616	10/31/01	\$826.30
			The Philadelphia Tribune	14680	10/31/01	\$983.64
			Times Herald Publishing	14754	10/31/01	\$694.95

			General Electric Co.	14856	11/30/01	\$380.00
				15601	04/30/02	\$15,960.00
				15671	04/30/02	\$15,960.00
					<b>TOTAL</b>	<b>\$35,774.89</b>
PA-12-6 GOLDEN AGE MANOR		1400 108 010C	Cost Reallocation	01-61	06/30/01	\$17,984.35
					<b>TOTAL</b>	<b>\$17,984.35</b>
PA-12-7 ROBERT P. SMITH TOWERS	NEW KITCHENS	1400 108 011	Home Depot	12564	11/30/00	\$601.66
			Fromm Electric	12996	01/31/01	\$57.71
			Reading Foundry & Supply	13016	01/31/01	\$19.32
			Cost Reallocation	01-61	06/30/01	\$108,812.08
					<b>TOTAL</b>	<b>\$109,490.77</b>
PA-12-7 ROBERT P. SMITH TOWERS	EMERGENCY GENERATOR	1400 108 012				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-7 ROBERT P. SMITH TOWERS	RANGES & HOODS	1400 108 013	Denney Electric Supply Accrue FY2000 Expenses To Reverse	12888	01/31/01	\$1,110.00
				00-130	12/31/00	\$1,110.00
				01-06	01/31/01	-\$1,110.00
					<b>TOTAL</b>	<b>\$1,110.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	REPLACE OFFICE CARPET	1400 108 013A	Cost Reallocation	01-61	06/30/01	\$4,923.26
					<b>TOTAL</b>	<b>\$4,923.26</b>
PA-12-7 ROBERT P. SMITH TOWERS	UPGRADE ELEVATOR	1400 108 013B	Low-Rise Elevator	14284	08/31/01	\$17,523.87
					<b>TOTAL</b>	<b>\$17,523.87</b>
PA-12-7 ROBERT P. SMITH TOWERS	REPLACE CARPET	1400 108 013C	Cost Reallocation	01-61	06/30/01	\$18,867.39
					<b>TOTAL</b>	<b>\$18,867.39</b>
PA-12-8 SCATTERED SITES	REPLACE ROOF	1400 108 014	The Mercury  The Philadelphia Tribune Times Herald Publishing Co.	14833	11/30/01	\$418.37
				14999	12/31/01	\$28.61
				14834	11/30/01	\$480.35
				14835	11/30/01	\$370.81

					<b>TOTAL</b>	<b>\$1,298.14</b>
PA-12-8 SCATTERED SITES	MINOR REHAB	1400 108 015	Pace Supply Corp. Carter Locksmith Dev-Val Roofing (Acct Rcls 01-93) Account Reclassification Payroll Analysis Insurance & Benefits	14417 14637 14383 01-104 01-79 01-81	09/30/01 10/31/01 08/31/01 11/30/01 09/30/01 09/30/01 <b>TOTAL</b>	\$3,401.63 \$80.00 \$3,195.00 \$5,940.00 \$4,523.06 \$642.00 <b>\$17,781.69</b>
PA-12-8 SCATTERED SITES	LEAD ABATEMENT	1400 108 016			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-9 MARSHALL W. LEE TOWERS	NEW KITCHENS	1400 108 017	R. Griffith Assoc., Inc.	13247	03/31/01	\$89.60
			Waste Mgmt. - Indian Valley	13270	03/31/01	\$61.09
				13342	03/31/01	\$0.92
				13664	05/31/01	\$482.40
				14570	09/30/01	\$208.20
			Reading Foundry & Supply	13329	03/31/01	\$11,626.90
				14424	09/30/01	\$346.67
			IXL Cabinets	13380	03/31/01	\$13,981.65
				13475	04/30/01	\$678.00
				13634	05/31/01	\$24,208.78
				13794	05/31/01	\$11,935.29
				13989	06/30/01	\$7,923.74
				14043	07/31/01	\$18,644.61
				14153	07/31/01	\$3,710.64
				14219	08/31/01	\$827.16
				14282	08/31/01	\$4,476.60
				14345	08/31/01	\$4,110.42
				14477	09/30/01	\$621.81
				14651	10/31/01	\$438.80
				Maintenance USA	13387	03/31/01
		13482	04/30/01	\$102.00		
	National Trailer Storage	13389	03/31/01	\$235.18		

				13644	05/31/01	\$132.82
				13806	05/31/01	\$131.44
				13948	06/30/01	\$132.82
				14172	07/31/01	\$103.23
				14356	08/31/01	\$132.82
				14551	09/30/01	\$132.82
				14730	10/31/01	\$127.20
			Denney Electric Supply	13437	04/30/01	\$1,667.17
				13620	05/31/01	\$195.80
			Johnson American Fasteners	13484	04/30/01	\$135.70
				13636	05/31/01	\$154.80
			Home Depot	13633	05/31/01	\$229.95

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount	
				Number	Date		
PA-12-9 MARSHALL W. LEE TOWERS	NEW KITCHENS (Cont'd)	1400 108 017cont'd	Payroll Analysis	01-21	03/31/01	\$2,205.27	
				01-34	04/30/01	\$19,335.95	
				01-45	05/31/01	\$17,090.33	
				01-52	06/30/01	\$18,045.99	
				01-62	07/31/01	\$6,272.71	
				01-71	08/31/01	\$891.63	
				01-79	09/30/01	\$2,553.93	
				Insurance & Benefits	01-23	03/31/01	\$313.00
					01-36	04/30/01	\$2,744.00
					01-47	05/31/01	\$2,425.00
					01-54	06/30/01	\$2,561.00
					01-64	07/31/01	\$890.00
					01-73	08/31/01	\$126.00
					01-81	09/30/01	\$362.00
					13197	03/31/01	\$1,845.00
					13695	05/31/01	\$382.43
						07/31/01	-\$69,886.00
				General Electric (Will be changed to 1400 108 019 next month)	14279	08/31/01	\$586.00
				Account Reclassification	01-93	10/31/01	-\$586.00
				Account Reclassification	01-104	11/30/01	\$2,994.38
		<b>TOTAL</b>	<b>\$119,971.25</b>				
PA-12-9 MARSHALL W. LEE TOWERS	REPLACE SIDEWALK & STAIRS	1400 108 018	Times Herald Publishing	14882	11/30/01	\$35.08	
			The Philadelphia Tribune	15070	12/31/01	\$199.19	
			Barry Isett & Assoc.	15291	02/28/02	\$435.00	

						<b>TOTAL</b>	<b>\$669.27</b>
--	--	--	--	--	--	--------------	-----------------

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-9 MARSHALL W.  LEE TOWERS	RANGES & HOODS	1400 108 019	Denney Electric	13296	03/31/01	\$3,328.89
				13437	04/30/01	\$220.19
				14276	08/31/01	\$212.82
			General Electric	13376	03/31/01	\$2,988.00
				13483	04/30/01	\$630.00
				13518	04/30/01	\$2,856.00
				13700	05/31/01	\$2,856.00
				13855	06/30/01	\$2,856.00
				13985	06/30/01	\$6,158.00
				14279	08/31/01	\$586.00
	<b>TOTAL</b>	<b>\$22,691.90</b>				
PA-12-9 MARSHALL W. LEE TOWERS	SECURITY KEY SYSTEM	1400 108 020			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	REPLACE BOILERS	1400 108 020A	Lima Company Accrue FY2000 Expenses To Reverse	12907	01/31/01	\$11,250.00
				00-130	12/31/00	\$11,250.00
				01-06	01/31/01	-\$11,250.00
					<b>TOTAL</b>	<b>\$11,250.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	INTERIOR LIGHTS	1400 108 020B	Denney Electric	13296	03/31/01	\$1,791.00 <b>TOTAL</b> <b>\$1,791.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	SECURITY KEY SYSTEM	1400 108 024			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	REPLACE INTERCOM SYSTEM	1400 108 021			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-11	INSTALL BACKFLOW PREVENTER	1400 108 022				\$0.00

SIDNEY POLLOCK HOUSE					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	CLOSET DOORS	1400 108 023			<b>TOTAL</b>	<b>\$0.00</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-11 SIDNEY POLLOCK HOUSE	REHAB SOLARIUM	1400 108 024A	Payroll Analysis	00-55	07/31/00	\$1,530.90
				00-86	10/31/00	\$113.40
			Insurance & Benefits	00-57	07/31/00	\$353.00
				00-88	10/31/00	\$16.00
				<b>TOTAL</b>		<b>\$2,013.30</b>
PA-12-11 SIDNEY POLLOCK HOUSE	HALLWAY CEILINGS	1400 108 024B	Home Depot	12050	08/31/00	\$504.00
			Payroll Analysis	00-65	08/31/00	\$453.60
			Insurance & Benefits	00-67	08/31/00	\$65.00
				<b>TOTAL</b>		<b>\$1,022.60</b>
PA-12-11 SIDNEY POLLOCK HOUSE	AIR HANDLING	1400 108 024C	The Mercury	14751	10/31/01	\$803.88
			The Philadelphia Tribune	14752	10/31/01	\$949.21
			Times Herald Publishing	14754	10/31/01	\$684.42
			A.M. Mechanical Contracting	15336	02/28/02	\$38,499.00
				15582	04/30/02	\$43,388.00
				15778	05/31/02	\$25,313.00
				15922	05/31/02	\$69,989.00
			Account Reclassification	02-56	06/30/02	-\$179,626.51
				<b>TOTAL</b>		<b>\$0.00</b>
HA-WIDE	RMC'S FUNDS	1400 108 025	Bright Hope Resident Council	11870	07/31/00	\$1,780.00
			Crest Manor Resident Council	11878	07/31/00	\$400.00
			Golden Age Manor Resident	11888	07/31/00	\$850.00
			Marshall Lee Towers Tenants Assc	11906	07/31/00	\$800.00
			Robert Smith Towers Tenants Assc	11920	07/31/00	\$800.00
			Sidney Pollock House Tenants Assc	11925	07/31/00	\$1,000.00
			North Hills Manor Resident Council	11703	07/31/00	\$500.00
				<b>TOTAL</b>		<b>\$6,130.00</b>
HA-WIDE	WAGE & SALARY PLAN	1400 108 026	Roy Rogers Mgmt Consultants	11096	03/31/00	\$5,520.00
				11610	06/21/00	\$1,380.00
				12400	10/31/00	\$4,500.00
				14771	11/30/01	\$1,500.00
				<b>TOTAL</b>		<b>\$12,900.00</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
HA-WIDE	COMPUTER SOFTWARE/TRAINING	1400 108 027	Virtech, Inc.  Data Processing Solution  Midrange Computing GE Corp. Plus (Acct Rcls 01-68) Modern Software Technologies  Cash Receipts	12090	08/31/00	\$375.00
				12670	11/30/00	\$150.00
				13188	02/28/01	\$1,565.00
				13417	03/31/01	\$150.00
				13462	04/30/01	\$1,120.00
				13559	04/30/01	\$725.00
				13831	05/31/01	\$2,725.00
				12624	11/30/00	\$655.00
				13215	03/31/01	\$4,350.00
				13693	05/31/01	\$1,878.30
				14639	10/31/01	\$250.00
				13470	04/30/01	\$1,295.00
				13788	05/31/01	\$804.00
				14450	09/30/01	\$490.00
				14548	09/30/01	\$880.00
				14813	11/30/01	\$960.25
				CR-23	07/31/01	-\$240.55
	<b>TOTAL</b>	<b>\$18,132.00</b>				
HA-WIDE	APPLICANT/RESIDENT TRAINING	1400 108 028	US Investigations Services  GE Corp. Plus Norristown Police Dept. Norristown Police(Acct Rcls 01-75) Norristown Police(Acct Rcls 01-92) Account Reclassification	13556	04/30/01	\$108.00
				14014	06/30/01	\$579.00
				14125	07/31/01	\$81.00
				13984	06/30/01	\$377.50
				14292	08/31/01	\$520.00
				14110	07/31/01	\$812.00
				14496	09/31/01	\$619.00
				01-103	11/30/01	\$604.00
					<b>TOTAL</b>	<b>\$3,700.50</b>

**COMP GRANT 708  
LINE ITEM ANALYSIS**

05/31/2002

Development	General Description/	General	Check/Reference
-------------	----------------------	---------	-----------------

Number/Name HA-Wide	Work Categories	Ledger Account #	Vendor/Description	Number	Date	Amount	
HA-WIDE	ADMINISTRATIVE SALARY	1400 108 029	Payroll Analysis	99-96	11/30/99	\$7,268.78	
				99-114	12/31/99	\$10,931.88	
				99-134	12/31/99	\$348.99	
				00-03	01/31/00	\$7,874.39	
				00-12	02/29/00	\$8,504.02	
				00-17	03/31/00	\$7,934.81	
				00-28	04/30/00	\$7,678.08	
				00-40	05/31/00	\$7,829.08	
				Account Reclassification	99-107	11/30/99	\$49,189.12
					00-48	06/30/00	-\$222.16
				GAAP Conversion	99-108	11/30/99	\$1,482.01
					<b>TOTAL</b>		<b>\$108,819.00</b>
				HA-WIDE	ARCHITECTS & ENGINEER FEES	1400 108 030	Schwam Architects
William Sell & Assoc.	13464	04/30/01	\$1,400.00				
	13834	05/31/01	\$9,000.00				
	13889	06/30/01	\$6,000.00				
	13971	06/30/01	\$1,700.00				
	14316	08/31/01	\$1,438.00				
Klett Organization Architects	13859	06/30/01	\$5,000.00				
	14158	07/31/01	\$2,500.00				
Evans L. Morrison	13864	06/30/01	\$3,650.00				
	14492	09/30/01	\$3,150.00				
Barry Isett & Assoc.	13933	06/30/01	\$10,940.38				
	14476	09/30/01	\$2,572.12				
Siegel & Palombit, Architects	14009	06/30/01	\$7,950.00				
	14508	09/30/01	\$7,200.00				
Fedetz & Martin Associates	14101	07/31/01	\$2,000.00				
Cost Reallocation	01-61	06/30/01	\$4,537.00				
	<b>TOTAL</b>		<b>\$69,177.50</b>				

**COMP GRANT 708  
LINE ITEM ANALYSIS**

**05/31/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
HA-WIDE	COMPUTER & PRINTERS	1400 108 031	Virtech, Inc.	11632	06/21/00	\$8,706.00



				12542	10/31/00 <b>TOTAL</b>	\$4,558.00 <b>\$13,264.00</b>
HA-WIDE	PRINTERS	1400 108 032	Virtech, Inc.	12542	10/31/00 <b>TOTAL</b>	\$795.00 <b>\$795.00</b>
HA-WIDE	FULL SIZE COPIER	1400 108 033	Savin Corp.	11982	08/31/00 <b>TOTAL</b>	\$11,800.00 <b>\$11,800.00</b>
HA-WIDE	STAFF OFFICE EQUIPMENT	1400 108 033A	Williams Communications IKON Office Solutions	13668 14151	05/31/01 07/31/01 <b>TOTAL</b>	\$8,888.00 \$13,443.00 <b>\$22,331.00</b>

# Annual Statement / Performance and Evaluation Report

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2000 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
---	---	-------------------------------------

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

Performance and Evaluation Report for Period Ending: 6/30/02   
  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	\$30,408.00	\$7,822.00	\$7,822.00
4	1410 Administration	\$108,819.00	\$103,828.00	\$103,828.00	\$103,828.00
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	\$56,000.00	\$55,527.00	\$55,527.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$72,000.00	\$116,000.00	\$111,975.00	\$111,100.00
10	1460 Dwelling Structures	\$524,908.00	\$396,691.00	\$392,483.00	\$508,970.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$20,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$42,000.00	\$118,000.00	\$118,000.00	\$0.00
13	1475 Nondwelling Equipment	\$14,500.00	\$17,350.00	\$16,586.00	\$16,586.00
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				
20	1502 Contingency (may not exceed 8% of line 19)	\$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	\$1,006,221.00	\$1,003,833.00
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	\$10,000.00	\$8,000.00	\$2,227.00	\$2,227.00
25	Amount of Line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$366,520.00	\$305,886.00	\$305,886.00	\$304,373.00

**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: 2000 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	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. 1400 120 001	1460	2 units	\$30,000.00	\$118,000.00	\$118,000.00	\$234,487.00	IN PROCESS
	SUBSTANTIAL REHABILITATION OF NON-DWELLING UNIT: ELECTRIC, PLUMBING, KITCHENS, BATHROOMS, WINDOWS, DOORS, FLOORS, ROOFS, ETC. 1400 120 002	1470	2 units	\$30,000.00	\$118,000.00	\$118,000.00	\$0.00	IN PROCESS
	REPLACE SHINGLE PEAKED ROOFS 1400 120 003	1460	4 Bldgs	\$45,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INSTALL AND REPLACE HOT WATER HEATERS 1400 120 004	1460	50	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SITE IMPROVEMENT 1400 120 005	1450	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE SIDEWALKS/PORCH PADS 1400 120 006	1450	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	<b>SUBTOTAL</b>				<b>\$135,000.00</b>	<b>\$236,000.00</b>	<b>\$236,000.00</b>	<b>\$234,487.00</b>

**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: 2000 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	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 1400 120 007	1460	78 units	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	RESURFACE & PAINT PARKING LOT 1400 120 008	1460	L.S.	\$10,000.00	\$5,700.00	\$5,700.00	\$5,700.00	COMPLETED
	REPLACE MAINTENANCE SHOP DOOR 1400 120 009	1470	2	\$6,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE MAINTENANCE SHOP FENCE 1400 120 010	1470	43 lf	\$6,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REMOVE BOILER ROOM CHIMNEY 1400 120 011	1470	1	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	SITE IMPROVEMENT 1400 120 012	1450		\$10,000.00	\$5,000.00	\$1,850.00	\$1,850.00	IN PROCESS
	<b>SUBTOTAL</b>				<b>\$62,000.00</b>	<b>\$10,700.00</b>	<b>\$7,550.00</b>	<b>\$7,550.00</b>
PA-12-4 NORTH HILLS MANOR	REPLACE DETERIORATED SIDEWALKS 1400 120 013	1450	L.S.	\$30,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INTERIOR STAIR TREADS 1400 120 014	1460	50 units	\$15,000.00	\$17,105.00	\$17,105.00	\$17,105.00	COMPLETED
	SITE IMPROVEMENT 1400 120 015	1450	L.S.	\$10,000.00	\$5,000.00	\$4,125.00	\$4,125.00	IN PROCESS
	<b>SUBTOTAL</b>				<b>\$55,000.00</b>	<b>\$22,105.00</b>	<b>\$21,230.00</b>	<b>\$21,230.00</b>
PA-12-5 CREST MANOR	REPLACE HOT WATER HEATERS & FURNACES 1400 120 016	1460	36 units	\$75,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE PANTRY SHELVING 1400 120 017	1460	36 units	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	<b>SUBTOTAL</b>				<b>\$95,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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: 2000 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000	
--	--	--	--	--	--	------------------------------	--

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-12-6 GOLDEN AGE MANOR	NEW BATHROOMS: SINKS, TUBS, SHOWERS, TOILETS, FAUCETS, FLOORS, ETC. 1400 120 018	1460	85 units	\$50,607.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE FRONT SIDEWALK & STEPS 1400 120 019	1450	L.S.	\$12,000.00	\$53,000.00	\$53,000.00	\$105,125.00	IN PROCESS
	REMOVE ASBESTOS 1400 120 020	1460	L.S.	\$16,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	WINDOW SHADES 1400 120 021	1460	85 units	\$4,000.00	\$1,000.00	\$167.00	\$167.00	IN PROCESS
	WINDOW REPLACEMENT 1400 120 021A	1460		\$0.00	\$2,000.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	<b>SUBTOTAL</b>				<b>\$82,607.00</b>	<b>\$56,000.00</b>	<b>\$53,167.00</b>	<b>\$105,292.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	REPLACE HOT WATER HEATERS 1400 120 022	1460	2	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	DOMESTIC WATER BOOSTER PUMP 1400 120 023	1460	1	\$2,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INSTALL ROOFTOP AIR HANDLING UNIT (HVAC) 1400 120 024	1460	1	\$25,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE HALLWAY DROP CEILING 1400 120 025	1460	1 bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	WINDOW SHADES 1400 120 026	1460	80	\$4,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	<b>SUBTOTAL</b>				<b>\$56,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-12-8 SCATTERED SITES	MINOR REHAB 1400 120 027	1460	1 unit	\$5,000.00	\$3,000.00	\$1,998.00	\$1,998.00	IN PROCESS
<b>SUBTOTAL</b>				<b>\$5,000.00</b>	<b>\$3,000.00</b>	<b>\$1,998.00</b>	<b>\$1,998.00</b>	

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2000 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
---	---	-------------------------------------

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

PA-12-9 MARSHALL W. LEE TOWERS	NEW KITCHENS: CABINETS, SINKS, FAUCETS, COUNTERTOPS, FLOORS, ELECTRIC, PLUMBING, ETC. 1400 120 028	1460	40 units	\$80,000.00	\$69,886.00	\$69,886.00	\$69,886.00	COMPLETED
	INSTALL BATHROOM HEAT LAMPS 1400 120 029	1460	80 units	\$10,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	INSTALL ROOFTOP AIR HANDLING UNIT (HVAC) 1400 120 030	1460	1	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	RANGES & RANGE HOODS 1400 120 031	1465.1	40	\$20,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE SIDEWALK 1400 120 031A	1450		\$0.00	\$53,000.00	\$53,000.00	\$0.00	IN PROCESS
	<b>SUBTOTAL</b>			<b>\$130,000.00</b>	<b>\$122,886.00</b>	<b>\$122,886.00</b>	<b>\$69,886.00</b>	
PA-12-11 SIDNEY POLLOCK HOUSE	REAR ENTRANCE DOOR 1400 120 032	1460	1	\$27,301.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE SOLARIUM CARPETS 1400 120 033	1460	3	\$9,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	REPLACE COMMUNITY ROOM DIVIDER 1400 120 034	1460	1	\$2,000.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	AIR HANDLING 1400 120 034A	1460		\$0.00	\$180,000.00	\$179,627.00	\$179,627.00	IN PROCESS CG707 1ST YR
	<b>SUBTOTAL</b>			<b>\$38,301.00</b>	<b>\$180,000.00</b>	<b>\$179,627.00</b>	<b>\$179,627.00</b>	

**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: 2000 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS: AS OUTLINED UNDER SECTION 519- PUBLIC HOUSING CAPITAL AND	1406		<b>\$200,000.00</b>	<b>\$200,000.00</b>	<b>\$200,000.00</b>	<b>\$200,000.00</b>	COMPLETED

	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 1400 120 035							
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 1400 120 036	1408	7 RMC'S	\$6,050.00	\$6,050.00	\$1,690.00	\$1,690.00	IN PROCESS
	PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 120 037	1408		\$25,000.00	\$16,358.00	\$3,905.00	\$3,905.00	IN PROCESS
	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 120 038	1408		\$10,000.00	\$8,000.00	\$2,227.00	\$2,227.00	IN PROCESS
	<b>SUBTOTAL</b>			<b>\$41,050.00</b>	<b>\$30,408.00</b>	<b>\$7,822.00</b>	<b>\$7,822.00</b>	

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: 2000 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	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 COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC., AND FOR	1410		<b>\$108,819.00</b>	<b>\$103,828.00</b>	<b>\$103,828.00</b>	<b>\$103,828.00</b>	IN PROCESS

	ENVIRONMENTAL REVIEW COSTS 1400 120 039							
HA-WIDE	FEES & COSTS ARCHITECT & ENGINEERING FEES 1400 120 040	1430	4 CONTRACTS	\$15,000.00	\$56,000.00	\$55,527.00	\$55,527.00	IN PROCESS
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 1400 120 041	1475	3	\$7,500.00	\$9,690.00	\$9,690.00	\$9,690.00	COMPLETED
	PRINTERS 1400 120 042	1475	3	\$4,500.00	\$2,660.00	\$2,660.00	\$2,660.00	COMPLETED
	75% MAINTENANCE CART 1400 120 043	1475	1	\$2,500.00	\$0.00	\$0.00	\$0.00	TRANSFER TO FUTURE CF
	STAFF OFFICE EQUIPMENT 1400 120 043A	1475.1		\$0.00	\$5,000.00	\$4,236.00	\$4,236.00	IN PROCESS CF2000 3RD YR
	SUBTOTAL			\$14,500.00	\$17,350.00	\$16,586.00	\$16,586.00	
HA WIDE	GRAND TOTAL			\$1,038,277.00	\$1,038,277.00	\$1,006,221.00	\$1,003,833.00	



**Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule (CF2000)**

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	
<b>PA-12-2</b> REHAB DWELLING UNITS 1400 120 001	09/30/02		06/30/01	09/30/03			
REHAB NON-DWELLING UNITS 1400 120 002	09/30/02		06/30/01	09/30/03			
REPLACE SHINGLE PEAKED ROOFS 1400 120 003	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
INSTALL & REPLACE HOT WATER HEATERS 1400 120 004	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
SITE IMPROVEMENT 1400 120 005	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
REPLACE SIDEWALKS & PORCH PADS 1400 120 006	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND

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

Development	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
-------------	---	--

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	
<b>PA-12-3</b> REPLACE SHINGLE PORCH ROOFS 1400 120 007	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
RESURFACE & PAINT PARKING LOT 1400 120 008	09/30/02		12/31/01	09/30/03		12/31/01	
REPLACE MAINTENANCE SHOP DOOR 1400 120 009	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
REPLACE MAINTENANCE SHOP FENCE 1400 120 010	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
REMOVE BOILER ROOM CHIMNEY 1400 120 011	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
SITE IMPROVEMENT 1400 120 012	09/30/02		06/30/02	09/30/03			
<b>PA-12-4</b> REPLACE DETERIORATED SIDEWALKS 1400 120 013	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
INTERIOR STAIR TREADS 1400 120 014	09/30/02		12/31/00	09/30/03		12/31/00	
SITE IMPROVEMENT 1400 120 015	09/30/02		06/30/02	09/30/03			

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

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	
<b>PA-12-5</b> REPLACE HOT	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND

WATER HEATERS & FURNACES 1400 120 016 REPLACE PANTRY SHELVING 1400 120 017	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
<b>PA-12-6</b> NEW BATHROOMS 1400 120 018	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
REPLACE FRONT SIDEWALK & STEPS 1400 120 019	09/30/02		03/31/02	09/30/03		
REMOVE ASBESTOS 1400 120 020	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
WINDOW SHADES 1400 120 021	09/30/02			09/30/03		
REPLACE WINDOWS 1400 120 021A	09/30/02					TRANSFER TO FUTURE CAPITAL FUND

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

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	
<b>PA-12-7</b> REPLACE HOT WATER HEATERS 1400 120 022	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
DOMESTIC WATER	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND

BOOSTER PUMP 1400 120 023 INSTALL	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
ROOFTOP AIR HANDLING UNIT 1400 120 024 REPLACE	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
HALLWAY DROP CEILING 1400 120 025 WINDOW SHADES 1400 120 026	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
<b>PA-12-8</b> MINOR REHAB 1400 120 027	09/30/02		12/31/01	09/30/03		

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

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	
<b>PA-12-9</b> NEW KITCHENS 1400 120 028	09/30/02		06/30/01	09/30/03		07/31/01	
INSTALL BATHROOM HEAT LAMPS 1400 120 029	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
INSTALL ROOFTOP AIR HANDLING UNIT 1400 120 030	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND
RANGES &	09/30/02			09/30/03			TRANSFER TO FUTURE CAPITAL FUND

RANGE HOODS 1400 120 031 REPLACE SIDEWALKS 1400 120 031A	09/30/02		03/31/02			
<b>PA-12-11</b> REAR ENTRANCE DOOR 1400 120 032	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
REPLACE SOLARIUM CARPETS 1400 120 033	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
REPLACE COMMUNITY ROOM DIVIDER 1400 120 034	09/30/02			09/30/03		TRANSFER TO FUTURE CAPITAL FUND
AIR HANDLING 1400 120 034A	09/30/02		12/31/01			

**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-2 BRIGHT HOPE ESTATES	REHAB DWELLING UNITS	1400 120 001	Altchem Environmental Service	15084	12/31/01	\$62,986.00
				15583	04/30/02	\$26,551.60
			Bonfitto, Inc.	15220	01/31/02	\$3,956.60
			Marcus Edwards Construction	15236	01/31/02	\$24,162.00
			Reading Foundry & Supply	15314	02/28/02	\$3,459.68
			Amity Rentals	15584	04/30/02	\$521.50
				15652	04/30/02	\$353.50
			A.D. Moyer	15650	04/30/02	\$972.71
				15836	05/31/02	\$997.02
			Home Depot	15749	04/30/02	\$286.63
				16043	06/30/02	\$410.35
			Sherwin Williams	15704	04/30/02	\$802.00
			Armstrong Cabinets	15781	05/31/02	\$1,397.88
				15923	05/31/02	\$9,880.20
				16093	06/30/02	\$345.60
			Long Fence	15871	05/31/02	\$756.00
			Duron Paints & Wallcoverings	15979	06/30/02	\$163.85
			C-More Company	16031	06/30/02	\$606.00
			Account Reclassification	01-136	12/31/01	\$16,577.75
			Account Reclassification	02-56	06/30/02	\$79,299.85
			<b>TOTAL</b>		<b>\$234,486.72</b>	
PA-12-2 BRIGHT HOPE ESTATES	REHAB NON-DWELLING UNITS	1400 120 002			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	REPLACE SHINGLE PEAKED ROOFS	1400 120 003			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	HOT WATER HEATERS	1400 120 004			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	SITE IMPROVEMENT	1400 120 005			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	SIDEWALKS/PORCH PADS	1400 120 006			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-3	REPLACE SHINGLE PORCH ROOFS	1400 120 007				\$0.00

**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
BRIGHT HOPE MANOR					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	RESURFACE & PAINT PARKING LOT	1400 120 008	Briggs & Assoc.	15018	12/31/01	\$5,700.00
					<b>TOTAL</b>	<b>\$5,700.00</b>
PA-12-3 BRIGHT HOPE MANOR	MAINTENANCE SHOP DOOR	1400 120 009				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	FENCE	1400 120 010				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	BOILER ROOM CHIMNEY	1400 120 011				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	SITE IMPROVEMENT	1400 120 012	Wells Landscaping	12673	11/30/00	\$1,850.00
					<b>TOTAL</b>	<b>\$1,850.00</b>
PA-12-4 NORTH HILLS MANOR	REPLACE SIDEWALKS	1400 120 013				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-4 NORTH HILLS MANOR	INTERIOR STAIR TREADS	1400 120 014		<b>BALANCE FORWARD</b>		\$11,161.32
			Payroll Analysis	00-86	10/31/00	\$5,206.11
			Insurance & Benefits	00-88	10/31/00	\$738.00
					<b>TOTAL</b>	<b>\$17,105.43</b>
PA-12-4 NORTH HILLS MANOR	SITE IMPROVEMENT	1400 120 015	Account Reclassification	01-75	08/31/01	\$4,125.00
					<b>TOTAL</b>	<b>\$4,125.00</b>
PA-12-5 CREST MANOR	HOT WATER HEATERS & FURNACES	1400 120 016				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-5 CREST MANOR	REPLACE PANTRY SHELVING	1400 120 017				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-6 GOLDEN AGE MANOR	NEW BATHROOMS: SINKS, TUBS, SHOWERS, TOILETS, FAUCETS, FLOORS ETC.	1400 120 018				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
PA-12-6 GOLDEN AGE MANOR	REPLACE FRONT SIDEWALKS & STEPS	1400 120 019	Pottstown CDE Inc.	14820	11/30/01	\$45.00
			The Mercury	14833	11/30/01	\$418.37

**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
				14999	12/31/01	\$28.61
			The Philadelphia Tribune	14834	11/30/01	\$480.34
			Times Herald Publishing	14835	11/30/01	\$370.82
				14882	11/30/01	\$35.09
			Fox Chase Construction	15670	04/30/02	\$43,689.67
				15862	05/31/02	\$39,653.67
				15934	05/31/02	\$19,094.97
			Wilmar	15914	05/31/02	\$912.50
			Reading Foundry	15817	05/31/02	\$396.16
					<b>TOTAL</b>	<b>\$105,125.20</b>
PA-12-6 GOLDEN AGE MANOR	REMOVE ASBESTOS	1400 120 020			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-6 GOLDEN AGE MANOR	WINDOW SHADES	1400 120 021	Levolor Home Fashions	15294	02/28/02	\$166.92 <b>\$166.92</b>
PA-12-7 ROBERT P. SMITH TOWERS	HOT WATER HEATERS	1400 120 022			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	WATER BOOSTER PUMP	1400 120 023			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>

PA-12-7 ROBERT P. SMITH TOWERS	ROOFTOP AIR HANDLING UNIT (HVAC)	1400 120 024			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	REPLACE HALLWAY DROP CEILING	1400 120 025			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-7 ROBERT P. SMITH TOWERS	WINDOW SHADES	1400 120 026	Cost Reallocation		07/31/01 <b>TOTAL</b>	\$69,886.00 <b>\$69,886.00</b>



**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-8 SCATTERD SITES	MINOR REHAB	1400 120 027	Providence Plumbing	14740	10/31/01 <b>TOTAL</b>	\$1,998.00 <b>\$1,998.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	NEW KITCHENS: CABINETS, SINKS, FAUCETS, COUNTERTOPS, FLOORS, ELECTRIC, PLUMBING, ETC.	1400 120 028	Account Reclassification	01-67	07/31/01 <b>TOTAL</b>	\$69,886.00 <b>\$69,886.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	BATHROOM HEAT LAMPS	1400 120 029			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	INSTALL ROOFTOP AIR HANDLING UNIT (HVAC)	1400 120 030			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-9 MARSHALL W. LEE TOWERS	RANGES & RANGE HOODS	1400 120 031	Boro of Conshohocken Account Reclassification	13197 01-41	03/31/01 04/30/01 <b>TOTAL</b>	\$1,845.00 -\$1,845.00 <b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	REAR ENTRANCE DOOR	1400 120 032			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>

PA-12-11 SIDNEY POLLOCK HOUSE	REPLACE SOLARIUM CARPETS	1400 120 033			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	REPLACE COMMUNITY ROOM DIVIDER	1400 120 034			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	AIR HANDLING	1400 120 034A	Account Relcassification	02-56	06/30/02 <b>TOTAL</b>	\$179,626.51 <b>\$179,626.51</b>
HA-WIDE	OPERATIONS	1400 120 035	Receipt of Capital Fund	00-119	12/31/00 <b>TOTAL</b>	\$200,000.00 <b>\$200,000.00</b>
HA-WIDE	MANAGEMENT IMPROVEMENTS	1400 120 036	Bright Hope Resident Council	15966	06/30/02	\$1,690.00

**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
					<b>TOTAL</b>	<b>\$1,690.00</b>
HA-WIDE	COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT	1400 120 037	Virtech, Inc.	14442	09/30/01	\$225.00
				14939	11/30/01	\$1,455.00
			To Accrue Expenses	01-120	12/31/01	\$2,000.00
			Account Reclassification	02-25	03/31/02	\$225.00
					<b>TOTAL</b>	<b>\$3,905.00</b>
HA-WIDE	APPLICANT/RESIDENT SCREENIGN SERV	1400 120 038	Norristown Police Dept.	15621	04/30/02	\$973.00
				15690	04/30/02	\$382.00
				15996	06/30/02	\$711.00
			Account Reclassification	01-122	12/31/01	\$161.00
					<b>TOTAL</b>	<b>\$2,227.00</b>

HA-WIDE	ADMINISTRATION	1400 120 039	Barry Isett & Assoc.	14971	12/31/01	\$2,000.00
				15038	12/31/01	\$1,200.00
			Payroll Analysis	00-87	10/31/00	\$5,250.89
				00-101	11/30/00	\$8,872.29
				00-114	12/31/00	\$5,355.14
				01-03	01/31/01	\$5,355.14
				01-12	02/28/01	\$5,372.23
				01-22	03/31/01	\$5,909.15
				01-35	04/30/01	\$8,185.99
				01-46	05/31/01	\$12,268.14
				01-53	06/30/01	\$5,515.77
				01-63	07/31/01	\$6,942.36
				01-72	08/31/01	\$8,368.97
				01-80	09/30/01	\$8,368.97
			Account Reclassification	00-89	10/31/00	\$29,771.26
			Accrue Salary Balance 12/00	00-126	12/31/00	-\$536.00
			Account Reclassification	01-94	10/31/01	-\$6,181.30
				02-27	03/31/02	-\$3,200.00
				02-28	03/31/02	-\$4,991.00
					<b>TOTAL</b>	<b>\$103,828.00</b>

**CAPITAL FUND 2000  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
HA-WIDE	FEES & COSTS	1400 120 040	Siegel & Palombit	14369	08/31/01	\$19,980.00
				15898	05/31/02	\$6,500.00
			Klett Organization Architects	14655	10/31/01	\$3,500.00
				15611	04/30/02	\$3,100.00
				16047	06/30/02	\$800.00
			William Sell & Assoc, PC	15265	01/31/02	\$5,425.00
				15497	03/31/02	\$7,310.00
				15643	04/30/02	\$4,345.00
				15725	04/30/02	\$100.00
			Barry Isett & Assoc.	15677	04/30/02	\$687.50
			Fedetz & Martin Assoc.	15982	06/30/02	\$580.00
			Account Reclassification	02-27	03/31/02	\$3,200.00
					<b>TOTAL</b>	<b>\$55,527.50</b>
HA-WIDE	COMPUTERS	1400 120 041	Virtech, Inc.	13188	02/28/01	\$2,975.00
				13831	05/31/01	\$4,840.00
				14442	09/30/01	\$2,100.00
			Account Reclassification	02-25	03/31/02	-\$225.00
					<b>TOTAL</b>	<b>\$9,690.00</b>
HA-WIDE	PRINTERS	1400 120 042	Virtech, Inc.	13188	02/28/01	\$760.00
				13417	03/31/01	\$650.00
				13559	04/30/01	\$1,250.00
					<b>TOTAL</b>	<b>\$2,660.00</b>
HA-WIDE	75% MAINTENANCE CART	1400 120 043			<b>TOTAL</b>	\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>
HA-WIDE	STAFF OFFICE EQUIPMENT	1400 120 043A	Savin Corp.	16070	06/30/02	\$3,940.59
				16128	06/30/02	\$295.02
					<b>TOTAL</b>	<b>\$4,235.61</b>

# Annual Statement / Performance and Evaluation Report

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
---	---	-------------------------------------

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

Performance and Evaluation Report for Period Ending: 6/30/02   
  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	\$207,655.00	\$207,655.00	\$207,655.00	\$207,655.00
3	1408 Management Improvements	\$91,050.00	\$91,050.00	\$1,690.00	\$1,690.00
4	1410 Administration	\$105,000.00	\$105,000.00	\$97,489.00	\$97,489.00
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	\$50,000.00	\$50,000.00	\$5,000.00	\$5,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$40,000.00	\$40,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$475,043.00	\$475,043.00	\$20,000.00	\$2,333.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$52,000.00	\$52,000.00	\$5,129.00	\$5,129.00
13	1475 Nondwelling Equipment	\$29,500.00	\$29,500.00	\$5,604.00	\$5,604.00
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 Collaterization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,050,248.00	\$1,050,248.00	\$342,567.00	\$324,900.00
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	\$10,000.00	\$10,000.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line 21 Related to Energy Conservation Measures	\$215,043.00	\$215,043.00	\$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: 2001 Replacement Housing Factor Grant No:				Federal FY of Gr. 2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA-26-P012-002 BRIGHT HOPE ESTATES	SITE IMPROVEMENT 1400 121 001	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	REPLACE FENCING 1400 121 002	1470		\$4,000.00	\$4,000.00	\$0.00	\$0.00
	REPLACE SIDEWALKS 1400 121 003	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00
	REPLACE AND INSTALL HOT WATER HEATERS 1400 121 004	1460		\$20,000.00	\$20,000.00	\$0.00	\$0.00
	STUCCO MAINTENANCE SHOP 1400 121 005	1470		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>				<b>\$57,000.00</b>	<b>\$57,000.00</b>	<b>\$0.00</b>
PA-26-P012-003 BRIGHT HOPE MANOR	UPGRADE LAUNDRY FACILITIES 1400 121 006	1470		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	REPLACE SIDEWALKS 1400 121 007	1450		\$7,000.00	\$7,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$22,000.00</b>	<b>\$22,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-26-P012-004 NORTH HILLS MANOR	MASONRY TRASH STORAGE AREAS 1400 121 008	1470		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	RESURFACE AND PAINT BASKETBALL COURT 1400 121 009	1470		\$3,000.00	\$3,000.00	\$5,129.00	\$5,129.00
	UNDERGROUND HOT & DOMESTIC WATER LINES 1400 121 010	1460		\$42,043.00	\$42,043.00	\$0.00	\$0.00
	INSTALL MARVEL FITTINGS ON KITCHEN AND BATH LINES 1400 121 011	1460		\$13,000.00	\$13,000.00	\$0.00	\$0.00
	MODERNIZE BATHROOM VANITIES 1400 121 012	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00
<b>SUBTOTAL</b>				<b>\$88,043.00</b>	<b>\$88,043.00</b>	<b>\$5,129.00</b>	<b>\$5,129.00</b>

**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: 2001 Replacement Housing Factor Grant No:				Federal FY of Gr. 2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PA-26-P012-005 CREST MANOR	REPLACE SIDEWALKS 1400 121 013	1450		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	REPLACE VINYL TILE FLOORS 1400 121 014	1460		\$30,000.00	\$30,000.00	\$0.00	\$0.00
	REPLACE INTERIOR DOORS 1400 121 015	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-26-P012-006 GOLDEN AGE MANOR	REPLACE HALLWAY AND FIRST FLOOR CARPET 1400 121 016	1460		\$40,000.00	\$40,000.00	\$0.00	\$0.00
	INSTALL HVAC BLOWER CABINET 1400 121 017	1460		\$20,000.00	\$20,000.00	\$20,000.00	\$2,333.00
	<b>SUBTOTAL</b>			<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$20,000.00</b>	<b>\$2,333.00</b>
PA-26-P012-007 ROBERT P. SMITH TOWERS	REPLACE WINDOWS 1400 121 018	1460		\$45,000.00	\$45,000.00	\$0.00	\$0.00
	UPGRADE ELEVATOR EQUIPMENT 1400 121 019	1460		\$55,000.00	\$55,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-26-P012-008 SCATTERED SITES	MINOR REHAB 1400 121 020	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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: 2001				Federal FY of Gr. 2001	
--	--	--	--	--	--	---------------------------	--

Replacement Housing Factor Grant No:

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
				PA-26-P012-009 MARSHALL W. LEE TOWERS	REPLACE WINDOWS 1400 121 021	1460	
	INSTALL HANDRAILS 1400 121 022	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	REPLACE INTERIOR LIGHTING 1400 121 023	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PA-26-P012-011 SIDNEY POLLOCK HOUSE	UPGRADE ELEVATOR EQUIPMENT 1400 121 024	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00
	REPLACE KITCHEN COUNTERTOPS 1400 121 025	1460		\$25,000.00	\$25,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$75,000.00</b>	<b>\$75,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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 1400 121 026	1406		<b>\$207,655.00</b>	<b>\$207,655.00</b>	<b>\$207,655.00</b>	<b>\$207,655.00</b>

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:	<b>Federal FY of Gr.</b> 2001
---	---	----------------------------------

Development Number/Name HA-Wide	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost	
						Funds	Funds

Activities		Number		Original	Revised	Obligated	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 1400 121 027	1408		\$6,050.00	\$6,050.00	\$1,690.00	\$1,690.00
	PUBLIC HOUSING COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT 1400 121 028	1408		\$75,000.00	\$75,000.00	\$0.00	\$0.00
	APPLICANT/RESIDENT SCREENING SERVICES: CRIMINAL AND CREDIT HISTORY SEARCHES, TRAINING RESIDENT SELECTION COMMITTEES, HIRING OF INVESTIGATORS TO INVESTIGATE DRUG-RELATED CRIME & OTHER CRIMINAL ACTIVITIES, ETC 1400 121 029	1408		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$91,050.00</b>	<b>\$91,050.00</b>	<b>\$1,690.00</b>	<b>\$1,690.00</b>

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

<b>PHA Name:</b> MONTGOMERY COUNTY HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: 2001 Replacement Housing Factor Grant No:				<b>Federal FY of Gr.</b> 2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA-WIDE	ADMINISTRATION: TO IMPROVE OVERALL OPERATIONS, MAINTAIN HIGH PHMAP SCORES,	1410		\$105,000.00	\$105,000.00	\$97,489.00	\$97,489.00



	INCREASE RENT COLLECTIONS, INCREASE UNIT TURNAROUND, HELP PRESERVE REHABILITATED UNITS & SITES, ETC., AND FOR ENVIRONMENTAL REVIEW COSTS 1400 121 030						
HA-WIDE	FEES & COSTS ARCHITECT & ENGINEERING FEES 1400 121 031	1430		<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
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 1400 121 032	1475		\$25,000.00	\$25,000.00	\$5,604.00	\$5,604.00
	PRINTERS 1400 121 033	1475		\$4,500.00	\$4,500.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>			<b>\$29,500.00</b>	<b>\$29,500.00</b>	<b>\$5,604.00</b>	<b>\$5,604.00</b>
	<b>GRAND TOTAL</b>			<b>\$1,050,248.00</b>	<b>\$1,050,248.00</b>	<b>\$342,567.00</b>	<b>\$324,900.00</b>

rant:

Status of Work

PENDING

PENDING

PENDING

PENDING

PENDING

PENDING

PENDING

PENDING

IN PROCESS

PENDING

PENDING

PENDING

rant:

Status of Work

PENDING

PENDING

PENDING

PENDING

IN PROCESS

PENDING

PENDING

PENDING

rant:

Status of Work

PENDING

PENDING

PENDING

PENDING

PENDING

IN PROCESS

rant:

Status of Work

IN PROCESS

PENDING

PENDING

rant:

Status of Work

IN PROCESS

IN PROCESS

IN PROCESS

PENDING

**Annual Statement / Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule (CF2001)**

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	
<b>PA-26-P012-002</b>							
SITE	03/31/03			09/30/04			
IMPROVEMENT							
1400 121 001							
REPLACE	03/31/03			09/30/04			
FENCING							
1400 121 002							
REPLACE	03/31/03			09/30/04			
SIDEWALKS &							
1400 121 003							
INSTALL &	03/31/03			09/30/04			
REPLACE HOT							
WATER							
HEATERS							
1400 121 004							
STUCCO	03/31/03			09/30/04			
MAINTENANCE							
SHOP							
1400 121 005							
<b>PA-26-P012-003</b>							
UPGRADE	03/31/03			09/30/04			
LAUNDRY							
FACILITIES							
1400 121 006							
REPLACE	03/31/03			09/30/04			
SIDEWALKS							
1400 121 007							

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

Development	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
-------------	---	--

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	
<b>PA-26-P012-004</b> MASONRY TRASH STORAGE AREA 1400 121 008	03/31/03			09/30/04			
RESURFACE AND PAINT BASKETBALL COURT 1400 121 009	03/31/03		06/30/02	09/30/04			
UNDERGROUND HOT/DOMESTIC WATER LINES 1400 121 010	03/31/03			09/30/04			
INSTALL MARVEL FITTINGS ON KITCHEN/BATH LINES 1400 121 011	03/31/03			09/30/04			
MODERNIZE BATHROOM VANITIES 1400 121 012	03/31/03						
<b>PA-26-P012-005</b> REPLACE SIDEWALKS 1400 121 013	03/31/03			09/30/04			
REPLACE VINYL TILE FLOORS 1400 121 014	03/31/03			09/30/04			
REPLACE INTERIOR DOORS 1400 121 015	03/31/03			09/30/04			

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

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	
<b>PA-26-P012-006</b> REPLACE	03/31/03			09/30/04			



HALLWAY/FIRST FLOOR CARPET 1400 121 016						
INSTALL HVAC BLOWER CABINET 1400 121 017	03/31/03		04/30/02	09/30/04		
<b><u>PA-26-P012-007</u></b>						
REPLACE WINDOWS 1400 121 018	03/31/03			09/30/04		
UPGRADE ELEVATOR EQUIPMENT 1400 121 019	03/31/03			09/30/04		
<b><u>PA-26-P012-008</u></b>						
MINOR REHAB 1400 121 020	03/31/03			09/30/04		
<b><u>PA-26-P012-009</u></b>						
REPLACE WINDOWS 1400 121 021	03/31/03			09/30/04		
INSTALL HANDRAILS 1400 121 022	03/31/03			09/30/04		
REPLACE INTERIOR LIGHTING 1400 121 023	03/31/03			09/30/04		

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

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	
<b><u>PA-26-P012-011</u></b>							
UPGRADE ELEVATOR EQUIPMENT 1400 121 024	03/31/03			09/30/04			
REPLACE KITCHEN	03/31/03			09/30/04			

COUNTERTOPS

1400 121 025

**CAPITAL FUND 2001  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
PA-12-2 BRIGHT HOPE ESTATES	SITE IMPROVEMENT	1400 121 001			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	REPLACE FENCING	1400 121 002			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	REPLACE SIDEWALKS	1400 121 003			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	REPLACE/INSTALL HOT WATER HEATER	1400 121 004			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-2 BRIGHT HOPE ESTATES	STUCCO MAINTENANCE SHOP	1400 121 005			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	UPGRADE LAUNDRY FACILITIES	1400 121 006			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-3 BRIGHT HOPE MANOR	REPLACE SIDEWALKS	1400 121 007			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS MANOR	MASONRY TRASH STORAGE AREAS	1400 121 008			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS MANOR	RESURFACE/PAINT BASKETBALL COURT	1400 121 009	Joy Inc. T/A Stanley Pea Wesley L. Morris, Contractor	15987 16014	06/30/02 06/30/02 TOTAL	\$3,329.00 \$1,800.00 <b>\$5,129.00</b>
PA-12-4 NORTH HILLS MANOR	UNDERGROUND WATER LINES	1400 121 010			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS MANOR	INSTALL KITCHEN/BATH FITTINGS/LINES	1400 121 011			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-4 NORTH HILLS MANOR	MODERNIZE BATHROMM VANITIES	1400 121 012			TOTAL	\$0.00 <b>\$0.00</b>
PA-12-5	REPLACE SIDEWALKS	1400 121 013				\$0.00

**CAPITAL FUND 2001  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
CREST MANOR					<b>TOTAL</b>	\$0.00
PA-12-5 CREST MANOR	REPLACE VINYL TILE FLOORS	1400 121 014			<b>TOTAL</b>	\$0.00
PA-12-5 CREST MANOR	REPLACE INTERIOR DOORS	1400 121 015			<b>TOTAL</b>	\$0.00
PA-12-6 GOLDEN AGE MANOR	REPLACE HALLWAY/1ST FLR CARPET	1400 121 016			<b>TOTAL</b>	\$0.00
PA-12-6 GOLDEN AGE MANOR	INSTALL HVAC BLOWER CABINET	1400 121 017	Payroll Analysis	02-31	04/30/02	\$895.20
				02-40	05/31/02	\$285.76
				02-47	06/30/02	\$862.62
				02-33	04/30/02	\$127.00
				02-42	05/31/02	\$41.00
				02-49	06/30/02	\$122.00
				<b>TOTAL</b>	<b>\$2,333.58</b>	
PA-12-7 ROBERT P. SMITH TOWERS	REPLACE WINDOWS	1400 121 018			<b>TOTAL</b>	\$0.00
PA-12-7 ROBERT P. SMITH TOWERS	UPGRADE ELEVATOR EQUIPMENT	1400 121 019			<b>TOTAL</b>	\$0.00
PA-12-8 SCATTERED SITES	MINOR REHAB	1400 121 020			<b>TOTAL</b>	\$0.00

PA-12-9 MARSHALL W. LEE TOWERS	REPLACE WINDOWS	1400 121 021			<b>TOTAL</b>	\$0.00
PA-12-9 MARSHALL W. LEE TOWERS	INSTALL HANDRAILS	1400 121 022			<b>TOTAL</b>	\$0.00
PA-12-9 MARSHALL W. LEE	REPLACE INTERIOR LIGHTING	1400 121 023			<b>TOTAL</b>	\$0.00

**CAPITAL FUND 2001  
LINE ITEM ANALYSIS**

06/30/2002

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
TOWERS						
PA-12-11 SIDNEY POLLOCK HOUSE	UPGRADE ELEVATOR EQUIPMENT	1400 121 024			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
PA-12-11 SIDNEY POLLOCK HOUSE	REPLACE KITCHEN COUNTERTOPS	1400 121 025			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
HA-WIDE	OPERATIONS	1400 121 026	Receipt Capital Fund 01	01-101	11/30/01	\$207,655.00 <b>\$207,655.00</b>
HA-WIDE	MANAGEMENT IMPROVEMENTS	1400 121 027	Bright Hope Resident Cpuncil	15966	06/30/02	\$1,690.00 <b>\$1,690.00</b>
HA-WIDE	COMPUTER SOFTWARE, TRAINING & TECHNICAL SUPPORT	1400 121 028			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>
HA-WIDE	APPLICANT/RESIDENT SCREENIGN SERV	1400 121 029			<b>TOTAL</b>	\$0.00 <b>\$0.00</b>

HA-WIDE	ADMINISTRATION	1400 121 030	Payroll Analysis	01-88	10/31/01	\$8,368.97	
				01-97	11/30/01	\$12,568.72	
				01-109	12/31/01	\$8,368.94	
				02-02	01/31/02	\$8,462.99	
				02-11	02/28/02	\$8,617.55	
				02-19	03/31/02	\$8,462.99	
				02-32	04/30/02	\$8,589.94	
				02-41	05/31/02	\$13,091.27	
				02-48	06/30/02	\$8,716.94	
				Account Reclassification	01-94	10/31/01	\$6,181.30
					02-28	03/31/02	\$4,991.00
				Accrue Salary & Wages	01-127	12/31/01	\$1,068.00

**CAPITAL FUND 2001  
LINE ITEM ANALYSIS**

**06/30/2002**

Development Number/Name HA-Wide	General Description/ Work Categories	General Ledger Account #	Vendor/Description	Check/Reference		Amount
				Number	Date	
					<b>TOTAL</b>	<b>\$97,488.61</b>
HA-WIDE	FEES & COSTS	1400 121 031	Klett Organization Architects	15988	06/30/02	\$5,000.00
					<b>TOTAL</b>	<b>\$5,000.00</b>
HA-WIDE	COMPUTERS	1400 121 032	Virtech, Inc.	14939	11/30/01	\$1,490.00
			Staples (Should be in 2002)	15707	04/30/02	\$4,113.84
					<b>TOTAL</b>	<b>\$5,603.84</b>
HA-WIDE	PRINTERS	1400 121 033				\$0.00
					<b>TOTAL</b>	<b>\$0.00</b>

# 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: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
PA-12-2		\$44,154.00	\$85,000.00	\$130,000.00	\$26,500.00
PA-12-3		\$61,500.00	\$4,500.00	\$51,000.00	\$75,200.00
PA-12-4		\$70,000.00	\$33,000.00	\$35,500.00	\$151,955.00
PA-12-5		\$45,000.00	\$33,000.00	\$65,000.00	\$10,000.00
PA-12-6		\$67,000.00	\$84,500.00	\$84,150.00	\$105,000.00
PA-12-7		\$74,000.00	\$70,000.00	\$35,000.00	\$18,600.00
PA-12-8		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
PA-12-9		\$32,000.00	\$82,000.00	\$21,500.00	\$8,400.00
PA-12-11		\$18,600.00	\$77,000.00	\$44,000.00	\$70,000.00
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		\$46,227.00	\$21,655.00	\$24,505.00	\$25,000.00
Operations		\$207,772.00	\$207,772.00	\$207,772.00	\$207,772.00
Management Improvements		\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
Administration		\$103,886.00	\$103,886.00	\$103,886.00	\$103,886.00
CFP Funds Listed for 5-year planning		\$1,038,860.00	\$1,038,860.00	\$1,038,860.00	\$1,038,860.00
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>2004</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005		
2003	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	PA-12-2 Bright Hope Estates	Shingle peaked roofs	\$40,000.00	PA-12-2 Bright Hope Estates	Replace Gas Lines	\$35,000.00
Annual	“	Replace kitchen & lavatory faucets	\$4,154.00	“	Replace Chimneys	\$50,000.00
Statement		<b>Subtotal</b>	<b>\$44,154.00</b>		<b>Subtotal</b>	<b>\$85,000.00</b>
	PA-12-3 Bright Hope Manor	Replace hot water heaters	\$30,000.00	PA-12-3 Bright Hope Manor	Resurface & paint basketball court	\$4,500.00
	“	Re-point stone walls N&R buildings	\$20,000.00		<b>Subtotal</b>	<b>\$4,500.00</b>
	“	Replace steps	\$1,500.00			
	“	Replace curb & sidewalk	\$10,000.00			
		<b>Subtotal</b>	<b>\$61,500.00</b>			
	PA-12-4 North Hills Manor	Replace heating & domestic hot water lines	\$65,000.00	PA-12-4 North Hills Manor	Replace refrigerators	\$10,000.00
	“	Landscaping	\$5,000.00	“	Waterproof & finish Admin. Bldg. basement	\$5,000.00
		<b>Subtotal</b>	<b>\$70,000.00</b>	“	Install gas shutoff valves	\$10,000.00
				“	Replace 100 clothes poles	\$8,000.00
					<b>Subtotal</b>	<b>\$33,000.00</b>
		<b>Total CFP Estimated Cost</b>	\$175,654.00			\$122,500.00



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

Activities for Year 1	Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005		
2003	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
		<b>Subtotal</b>	<b>\$45,000.00</b>	“	Replace 80 clothes poles	\$6,000.00
					<b>Subtotal</b>	<b>\$33,000.00</b>
	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
		<b>Subtotal</b>	<b>\$67,000.00</b>	“	Install A/C in community & pool rooms	\$15,000.00
				“	Replace waste stacks & bathroom drain lines	\$40,000.00
					<b>Subtotal</b>	<b>\$84,500.00</b>
	<b>Total CFP Estimated Cost</b>		<b>\$112,000.00</b>			<b>\$117,500.00</b>

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

Activities for Year 1	Activities for Year: 2004 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2005 FFY Grant: 2005 PHA FY: 2005		
2003	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA-12-7 Robert P. Smith Towers	Upgrade boilers	\$22,000.00	PA-12-7 Robert P. Smith Towers	Remodel bathrooms	\$45,000.00
	“	Replace lavatory faucets	\$12,000.00	“	Waterproof exterior of building	\$25,000.00
	“	Replace ground floor windows to operable	\$25,000.00		<b>Subtotal</b>	<b>\$70,000.00</b>
	“	Replace exterior side entrance doors	\$15,000.00			
		<b>Subtotal</b>	<b>\$74,000.00</b>			
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		<b>Subtotal</b>	<b>\$5,000.00</b>		<b>Subtotal</b>	<b>\$5,000.00</b>
	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	\$25,000.00
	“	Emergency call system	\$4,000.00	“	Renovate compactor	\$4,000.00
		<b>Subtotal</b>	<b>\$32,000.00</b>	“	Remodel bathrooms	\$45,000.00
					<b>Subtotal</b>	<b>\$82,000.00</b>
		<b>Total CFP Estimated Cost</b>	\$111,000.00			\$157,000.00



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

Activities for Year 1	Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>2005</u> FFY Grant: 2005 PHA FY: 2005		
2003	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
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
		<b>Subtotal</b>	<b>\$26,547.00</b>		<b>Subtotal</b>	<b>\$26,547.00</b>
	HA-Wide Fees & Costs	Architects & Engineers	\$46,227.00	HA-Wide Fees & Costs	Architects & Engineers	\$21,655.00
Annual		<b>Subtotal</b>	<b>\$46,227.00</b>		<b>Subtotal</b>	<b>\$21,655.00</b>
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
		<b>Subtotal</b>	<b>\$55,000.00</b>		<b>Subtotal</b>	<b>\$55,000.00</b>
	<b>Total CFP Estimated Cost</b>		\$127,774.00			\$103,202.00





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

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
2003	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		<b>Subtotal</b>	<b>\$10,000.00</b>
Statement	“	Topsoil, seeding, and landscaping	\$10,000.00			
		<b>Subtotal</b>	<b>\$65,000.00</b>			
	PA-12-6 Golden Age Manor	Upgrade fire alarm systems	\$5,000.00	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	\$80,000.00
	“	Replace generator and upgrade system	\$5,000.00		<b>Subtotal</b>	<b>\$105,000.00</b>
	“	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			
		<b>Subtotal</b>	<b>\$84,150.00</b>			
		<b>Total CFP Estimated Cost</b>	<b>\$149,150.00</b>			<b>\$115,000.00</b>

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

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
2003	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	\$10,000.00
Annual	“	Replace drapes on first floor	\$5,000.00	“	Install hallway light fixtures	\$5,000.00
Statement		<b>Subtotal</b>	<b>\$35,000.00</b>	“	Replace unit entry locks	\$3,600.00
					<b>Subtotal</b>	<b>\$18,600.00</b>
	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00	PA-12-8 Scattered Sites	Minor Rehabilitation	\$5,000.00
		<b>Subtotal</b>	<b>\$5,000.00</b>		<b>Subtotal</b>	<b>\$5,000.00</b>
	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		<b>Subtotal</b>	<b>\$8,400.00</b>
	“	Replace electrical panel on first floor	\$10,000.00			
		<b>Subtotal</b>	<b>\$21,500.00</b>			
	<b>Total CFP Estimated Cost</b>		\$61,500.00			\$32,000.00



**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
2003	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	\$40,000.00	PA-12-11 Sidney Pollock House	Replace kitchen cabinets	\$70,000.00
Annual	“	Install fencing (outside sitting area)	\$4,000.00		<b>Subtotal</b>	<b>\$70,000.00</b>
Statement		<b>Subtotal</b>	<b>\$44,000.00</b>			
	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
		<b>Subtotal</b>	<b>\$150,000.00</b>		<b>Subtotal</b>	<b>\$150,000.00</b>
		<b>Total CFP Estimated Cost</b>	<b>\$194,000.00</b>			<b>\$220,000.00</b>

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

Activities for Year 1	Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
2003	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
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
		<b>Subtotal</b>	<b>\$26,547.00</b>		<b>Subtotal</b>	<b>\$26,547.00</b>
Annual						
	HA-Wide Fees & Costs	Architects & Engineers	\$24,505.00	HA-Wide Fees & Costs	Architects & Engineers	\$25,000.00
		<b>Subtotal</b>	<b>\$24,505.00</b>		<b>Subtotal</b>	<b>\$25,000.00</b>
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
		<b>Subtotal</b>	<b>\$55,000.00</b>		<b>Subtotal</b>	<b>\$55,000.00</b>
	<b>Total CFP Estimated Cost</b>		\$101,052.00			\$106,547.00

**Required Attachment J : Component 10 (B) - Voluntary Conversion Under Section 22**

**Component 10 (B) Voluntary Conversion Initial Assessments**

a. How many of the PHA's developments are subject to the Required Initial Assessments?

Four

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Four

c. How many Assessments were conducted for the PHA's covered developments?

Four

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

<b>Development Name</b>	<b>Number of Units</b>
N/A	N/A

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: