

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.I	<p>PHA Name: <u>Montgomery County Housing Authority</u> PHA Code: <u>PA012</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: <u>550</u> Number of Housing Choice Vouchers (HCVs): <u>3,094</u></p> <p>Total Combined Units/Vouchers <u>3,644</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The Plans are available on the Montgomery County Housing Authority's website at www.montcoha.org</p>

	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					
B.	Plan Elements					
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Changes to Public Housing Admission and Continued Occupancy Policies and Residential Dwelling Lease: The MCHA plans to add restrictions to the burning of candles, incense and other herbs in public housing units. This is to enhance the safety of our residents and buildings. The MCHA has updated its Use of Community Facilities and Common Areas Policy Changes to Housing Choice Voucher: Funding for Emergency Housing Vouchers will end in 2026. MCHA is developing policy/preferences to put existing participants on a waiting list. c) The PHA must submit its Deconcentration Policy for Field Office review. Plans have been previously submitted. However, in order to address deconcentration issues further, the Housing Choice Voucher Program (HCVP) continues to implement landlord trainings and forums.					

	<p>The MCHA applied for and received HUD permission to utilize Exception payment Standards and has currently set our Payment Standard at 120% of the FMR. Additionally during the most recent SEMAP period, the MCHA achieved the Deconcentration Bonus.</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families. Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Choice Neighborhood Grants: The MCHA continues to explore Choice Neighborhoods as it applies to its current portfolio and possible expansion.</p> <p>Modernization or Development: The MCHA continues to evaluate its housing portfolio, and housing opportunities inside and outside its portfolio, to increase the housing options for low and very low income households throughout Montgomery County, PA. This may include the acquisition of land and/or buildings for future development. The MCHA is considering its next repositioning effort which may include the following, either individually or in some combination thereof: Bright Hope Estates, Bright Hope Manor, Golden Age Manor, Marshall Lee Towers, Sidney Pollock House and Robert P. Smith Towers.</p> <p>The MCHA and/or its affiliate(s) is considering other ventures (real estate and otherwise) inside and outside its portfolio to create revenue generating opportunities in order to further support its mission. To the extent that the MCHA should need to partner with or procure a development partner to evaluate and/or accomplish these efforts, MCHA will do so in accordance with all relevant regulations. All actions, including, but not limited to, submitting applications for funding or for required approvals and/or allocation of MCHA's financial/subsidy resources may be pursued subject to all relevant regulations, policies and procedures.</p> <p>Demolition and/or Disposition: The MCHA continues to explore demolition and/or disposition as it applies to its current portfolio.</p> <p>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD: The MCHA continues to explore Moderate Rehabilitation, RAD or other possible federally supported conversions as it applies to its current portfolio and possible expansion.</p>

Project Based Vouchers: The MCHA HCVP currently administers Project Based Vouchers as follows:

1. Jefferson School Project – Pottstown, PA – 23 units
2. Ardmore Crossing Project, Ardmore, PA – 53 units
3. Rittenhouse School Project – Norristown, PA - 44 units (these are project based Certificates)
4. Crest Manor, Willow Grove, PA - 16 units
5. North Hills Manor, Glenside, PA – 50 units
6. Norriswoods Apartments, Norristown, PA – 40 units
7. Jefferson Apartments, West Norriton, PA – 58 units

Units With Approved Vacancies For Modernization: Currently, vacant units in Bright Hope Manor, Golden Age Manor, Robert Smith Towers and Marshall Lee Towers are being placed in Modernization status to prepare for upcoming modernization work. Should the need to place other vacant units under modernization status over the next year arise, due to work related to modernization and /or development projects, MCHA plans to apply for this status.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety

and Security Grants): The MCHA is considering applying and may apply to the following programs: HOPE VI/Choice Neighborhoods, Emergency Safety and Security Grants, VASH PBV, Family Self Sufficiency (FSS), Set Aside and Other Funding that may be offered comparable to what is included in Notice PIH 2018-9 and may re-apply for Mainstream Vouchers. The MCHA is exploring applying to the Moving to Work (MTW) program. The MCHA plans to apply to non-HUD/federal government funding as well. MCHA plans to reapply for more Foster Youth Initiative Vouchers. The MCHA has received grant funding for a Resident Opportunities (ROSS) Service Coordinator. The position was filled with a qualified individual and the MCHA plans to re-apply for ROSS funding when this term is completed.

B.3 Progress Report:

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

- Voucher Program high performer under Semap for FY 2024
- Public Housing Program raised PHAS score from Sub-Standard to Standard for FY2023, FY 2024 has not been scored as of this date
- HOTMA policies completed and those required implemented in July 2025
- MCHA completed the conversion of 40 units of Mod Rehab to Project Based Voucher at Norriswoods Apartments, Norristown, PA
- MCHA was awarded an additional 15 vouchers under the Foster Youth Initiative
- MCHA completed the conversion of 58 units to Project Based Voucher at Jefferson Apartments, W. Norriton, PA
- MCHA consistently submits 50058's and has maintained PIC reporting scores of 95% or more.
- MCHA successfully utilizes the EIV System and actively investigates income discrepancies and brings them to resolution.
- MCHA has received two Federal Community Project Funding awards and a third award is pending. Funding is being used to tackle a large water infiltration problem at our Lee Towers development and new boilers, thermostats and water heaters at Pollock House.
- MCHA has received a Philanthropy PAHWF (Pottstown Area Health and Wellness Foundation) award being used for the renovation of our Bright Hope Community Play Spaces for the children's enjoyment
- MCHA has received an ARPA Recovery Grant, several PHARE awards and multiple CDBG awards which supplement many upcoming modernization projects.
- MCHA has experienced multiple years of 'clean' Audits, only one non-financial finding in 2022.
- MCHA received only three findings during HUD's Compliance Monitoring review in 2023 and review has been closed. Additionally, three Best Practices were noted.

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Five Year Action Plan 2025-2029 was approved 10/8/2024</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe</p>

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Montgomery County Housing Authority		Locality (City/County & State)				
PHA Number: PA012		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$543,587.70	\$543,587.70	\$553,587.70	\$558,587.70	\$563,587.70
	GOLDEN AGE MANOR (PA012006009)	\$415,208.20		\$147,862.00	\$933,371.30	\$388,371.30
	SIDNEY POLLOCK HOUSE (PA012007011)	\$583,163.10	\$998,371.30	\$70,000.00	\$50,000.00	\$520,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$587,645.10		\$40,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$182,864.20		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$543,587.70
ID0000356	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000357	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000358	Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$10,000.00
ID0000359	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0000360	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0000362	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$415,208.20
ID0000369	Roof Replacement - GAM(Non-Dwelling Exterior (1480)-Roofs)	Install EPMD Roofing System (12,307 SF) including tapered insulation, fully adhered & accessories, remove and replace roof drains and metal coping, counter flashing, flashing for all roof penetrations and walkway pads.		\$300,000.00
ID0000407	Replace Carpet - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)	Hallways 7 floors		\$115,208.20
	SIDNEY POLLOCK HOUSE (PA012007011)			\$583,163.10
ID0000394	Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Closet Doors		\$100,000.00
ID0000410	Replace Carpet - SPH(Non-Dwelling Interior (1480)-Common Area Flooring)	Common areas - 9 floors		\$132,293.30
ID0000411	Replace Exterior Lighting - SPH(Non-Dwelling Site Work (1480)-Lighting)	Replace to LED (12 each)		\$24,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000412	Paint - SPH(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas (9 floors)		\$125,000.00
ID0000431	Boiler Replacement - SPH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	2 High Efficiency condensing boilers installation including demo of existing, installation of new, new pumps, direct control system and hot water piping, thermostat replacement.		\$5,000.00
ID0000432	Add Hot Water Heaters - SPH(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Add 2 hot water heaters. Currently they run off existing boilers.		\$5,000.00
ID0000467	Upgrade or replace elevator - RST(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$100,000.00
ID0000468	Paint - MLT(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas and units (7 floors)		\$91,869.80
	Subtotal of Estimated Cost			\$1,541,959.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARSHALL W LEE TOWERS (PA012009999)			\$587,645.10
ID0000355	HVAC Replacement - Cherry Court(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	HVAC Replacement		\$257,135.80
ID0000364	Furnishing and Blinds - CC(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$40,000.00
ID0000373	Exterior Signage - CC(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000395	Replace Windows - Cherry Court (Non-Dwelling Exterior (1480)-Windows)	Replace Windows -39		\$120,273.80
ID0000398	Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)	Cherry Court energy efficiency improvements		\$15,000.00
ID0000413	Parking Lot - CC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing)	Add fence and gate		\$110,235.50

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000409	Replace Switch Gear - MLT(Non-Dwelling Interior (1480)-Electrical)	Electrical room		\$48,784.00
ID0000433	GAM Plumbing Improvements(Non-Dwelling Interior (1480)-Plumbing)	Plumbing improvements		\$39,078.00
	BRIGHTHOPE ESTATES (PA012002003)			\$182,864.20
ID0000372	Exterior Signage - BHC(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000416	Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Foundation wall estaomeric material at slab community building - 100SF		\$3,000.00
ID0000417	Sidewalk and steps repairs - street overlay - BHC(Non-Dwelling Exterior (1480)-Other)	Sidewalk and steps repairs - street overlay - BHC		\$32,208.20
ID0000418	Roof Replacement Office - BHC(Non-Dwelling Exterior (1480)-Roofs)	Office Roof		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000419	Sidewalk Replacement - BHC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace 2500 ln. ft. sidewalk		\$30,000.00
ID0000420	Re-sod and re-grade - BHE(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Sod and re-grade estimate 2000SF		\$4,656.00
ID0000421	Re-sod and re-grade - BHM(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	Sod and re-grade estimate 1500SF		\$5,000.00
ID0000434	Replace Copper Pipe and Sump Pump - BHM(Dwelling Unit-Interior (1480)-Other)	replace copper pipe (est. 3000LF), sump pump (15)and pipe insulation (1000LF).		\$5,000.00
ID0000437	Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)	waterproof basement wall 1000sf		\$5,000.00
ID0000438	Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Waterproof basemen wall community building - 1000SF		\$5,000.00
ID0000439	Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)	Upgrade Electrical 14 bldgs		\$3,000.00

Form HUD-50075.2(4/2008)

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Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$933,371.30
ID0000366	HVAC - GAM(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$18,000.00
ID0000435	Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)	sod, bushes, perennials		\$5,000.00
ID0000457	Upgrade or replace elevator - GAM(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$910,371.30
	SIDNEY POLLOCK HOUSE (PA012007011)			\$50,000.00
ID0000397	HVAC - Smith (Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	HVAC upgrades and replacement and related work including heat exchanger replacement		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$558,587.70

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000436	Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Phone System and Hardware Replacement and/or upgrades as it relates to public housing use		\$5,000.00
ID0000442	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	Development Activities PHA wide		\$5,000.00
ID0000443	Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$10,000.00
ID0000444	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
ID0000445	Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office equipment including computers upgrades and/or replacement - for public housing use		\$5,000.00
ID0000453	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000454	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90

Work Statement for Year	4	2029
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Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$388,371.30
ID0000365	Boiler Replacement - MLT (Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	High Efficiency Condensing Boiler Installation, Including Demolition of Existing Boilers, Installation of New Boiler, New Pumps, Direct Control System, and Hot Water Piping (All Inclusive). Includes abatement.		\$10,000.00
ID0000367	Replace Exterior Lights - MLT(Non-Dwelling Site Work (1480)-Lighting)	Post and heads - 6		\$40,000.00
ID0000368	HVAC Hall - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	HVAC upgrades and/or installation 7 floors		\$155,371.30
ID0000396	Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace booster bump		\$3,000.00
ID0000440	Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0000449	Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000450	Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$40,000.00
ID0000451	Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$40,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$30,000.00
ID0000406	Door Replacement - BHE(Dwelling Unit-Exterior (1480)-Exterior Doors)	202 Storm Doors		\$30,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$40,000.00
ID0000415	Install Emergency Generator - CC(Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Generator		\$40,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$520,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000441	Replace compactor - Smith and Pollock(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$100,000.00
ID0000448	Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Upgrade/replace electric, convert gas stoves to electric.		\$10,000.00
ID0000452	Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace Generator		\$40,000.00
ID0000458	Furnishing and Blinds - RST/SPH(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$20,000.00
ID0000465	Replace storefront windows - SPH(Non-Dwelling Exterior (1480)-Windows)	Replace storefront windows.		\$250,000.00
ID0000466	Replace Exterior Doors and Openers(Dwelling Unit-Exterior (1480)-Exterior Doors)	Common Area Exterior Doors including automatic door opens and accessories.		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$563,587.70

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$154,195.90
Operations (Operations (1406))	\$308,391.80
Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$543,587.70

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$154,195.90
Operations(Operations (1406))	\$308,391.80
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$543,587.70

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$308,391.80
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Administration - Management Fee(Administration (1410)-Other)	\$154,195.90
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$5,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$5,000.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Operations (Operations (1406))	\$308,391.80

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2029	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Administration - Management Fee(Administration (1410)-Other)	\$154,195.90
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Subtotal of Estimated Cost	\$558,587.70

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other)	\$10,000.00
Operations (Operations (1406))	\$308,391.80
Administration - Management Fee(Administration (1410)-Other)	\$154,195.90
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$563,587.70