

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	PHA Name: <u>Montgomery County Housing Authority</u> PHA Code: <u>PA012</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory: (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>550</u> Number of Housing Choice Vouchers (HCVs): <u>3,172</u> Total Combined Units/Vouchers <u>3,722</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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. The Plans are available on the Montgomery County Housing Authority's website at www.montcoha.org

☐ 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.					
Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): There are no changes to Public Housing Admission and Continued Occupancy Policies or the Residential Dwelling Lease. Changes to Housing Choice Voucher: The MCHA has decreased it's Payment Standards to 90% of the FMR. however, the MCHA may raise the Payment Standard later in the year. Funding for Emergency Housing Vouchers is scheduled to end in 2027. MCHA is developing policy/preferences to put existing participants on a waiting list. MCHA is presently working on a new PBV contract for Jefferson Apartments to subsidize an additional 74 units. (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. Additionally, during the most recent SEMAP period, the MCHA achieved the Deconcentration Bonus.					

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☒ ☐ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families. Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

(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.

Choice Neighborhood Grants: The MCHA continues to explore Choice Neighborhoods as it applies to its current portfolio and possible expansion.

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.

This may also involve undertaking modernization activities during the fiscal year beginning January 1, 2027, using Capital Fund Program grant funds, consistent with the HUD-approved 5-Year Capital Fund Action Plan on file in EPIC, as amended and approved on January 1, 2027.

The Authority may undertake one or more of these activities during the fiscal year, with prioritization determined by available funding, contractor availability, and operational conditions. Not all line items may be completed within the fiscal year; however, all activities listed are approved under the Capital Fund Action Plan and are eligible for execution during the applicable grant period.

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.

Demolition and/or Disposition: The MCHA continues to explore demolition and/or disposition as it applies to its current portfolio. Specifically, the MCHA will be evaluating whether a disposition application under Section 18 of the United States Housing Act of 1937 may be appropriate for one or more of its public housing properties. No application has been filed with HUD, and no specific property has been formally designated for disposition at this time. Should the Authority determine that a Section 18 application is warranted following completion of its feasibility review, it will comply with all applicable HUD notice, resident consultation, and approval requirements prior to submission. Any such application will be limited in scope to the specific property or portion thereof proposed for disposition and will be processed under a separate approval process as required by HUD.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD: The MCHA continues to explore Moderate Rehabilitation, other possible federally supported conversions, or the conversion of its public housing portfolio to Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBV) through HUD's Rental Assistance Demonstration (RAD) program as it applies to its current portfolio and possible expansion.

No RAD application has been submitted to HUD. The Authority's exploration is in a pre-application feasibility stage, during which it will assess physical conditions and capital needs, financing options, resident impact, and long-term asset sustainability. Should the Authority proceed toward a formal RAD application, it will conduct all required resident consultations and submit any required significant amendment to this Plan in accordance with the Authority's established significant amendment procedures.

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

- Jefferson School Project – Pottstown, PA – 23 units
- Ardmore Crossing Project, Ardmore, PA – 53 units
- Rittenhouse School Project – Norristown, PA - 44 units (these are project based Certificates)
- Crest Manor, Willow Grove, PA - 16 units
- North Hills Manor, Glenside, PA – 50 units
- Norriswoods Apartments, Norristown, PA – 40 units
- 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 2025 • Public Housing Program PHAS score is Standard for FY 2024 • HOTMA policies completed and those required were 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 was awarded an additional 5 VASH vouchers bringing MCHA's total to 30 • 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. 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 which was 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 two non-financial findings in 2024.
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B.4	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. Five Year Action Plan 2026-2030 was approved 4/20/2026
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (b) If yes, describe: The MCHA received two findings during the 2024 audit of the Housing Choice Voucher Program's Mainstream and Emergency Housing Vouchers participant files relating to missing administrative paperwork and rent reasonableness evaluations during the admission and certification process. MCHA entered into a Corrective Action Plan which was accepted and approved by HUD in March 2026.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (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.

C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe

Part I: Summary						
PHA Name :		Montgomery County Housing Authority		Locality (City/County & State)		
PHA Number:		PA012		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2027	Work Statement for Year 2 2028	Work Statement for Year 3 2029	Work Statement for Year 4 2030	Work Statement for Year 5 2031
	SIDNEY POLLOCK HOUSE (PA012007011)	\$610,451.30	\$70,000.00	\$473,289.00	\$170,000.00	\$160,660.30
	AUTHORITY-WIDE	\$543,587.70	\$553,587.70	\$558,587.70	\$563,587.70	\$568,587.70
	GOLDEN AGE MANOR (PA012006009)	\$375,209.00	\$559,522.30	\$5,000.00	\$725,660.30	\$400,000.00
	MARSHALL W LEE TOWERS (PA012009999)		\$160,273.80	\$492,371.30	\$40,000.00	
	BRIGHTHOPE ESTATES (PA012002003)		\$185,864.20		\$30,000.00	\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	SIDNEY POLLOCK HOUSE (PA012007011)			\$610,451.30
ID0000474	Upgrade or replace elevator - RST(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$400,000.00
ID0000485	Closet Doors - Pollock(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Closet Doors		\$50,000.00
ID0000486	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		\$21,158.00
ID0000488	Replace Flooring - SPH(Non-Dwelling Interior (1480)-Common Area Flooring)	Common areas - 9 floors		\$65,293.30
ID0000489	Replace Exterior Lighting - SPH(Non-Dwelling Site Work (1480)-Lighting)	Replace to LED (12 each)		\$24,000.00
ID0000490	Paint - SPH(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas (9 floors)		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$543,587.70
ID0000475	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000476	Operations(Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000477	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed		\$1,000.00
ID0000478	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
ID0000479	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0000480	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$375,209.00
ID0000487	Replace Flooring - MLT(Non-Dwelling Interior (1480)-Common Area Flooring)	Hallways 7 floors		\$65,209.00
ID0000493	Paint - MLT(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas and units (7 floors)		\$50,000.00
ID0000565	Upgrade or replace elevator - GAM(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$260,000.00
	Subtotal of Estimated Cost			\$1,529,248.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIDNEY POLLOCK HOUSE (PA012007011)			\$70,000.00
ID0000495	Exterior Signage - RST/SPH(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000512	Upgrade/ Replace Plumbing - SMITH (Dwelling Unit-Interior (1480)-Plumbing)	Upgrade/ replace plumbing		\$50,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$160,273.80
ID0000496	Furnishing and Blinds - CC(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$40,000.00
ID0000500	Replace Windows - Cherry Court (Non-Dwelling Exterior (1480)-Windows)	Replace Windows -39		\$120,273.80
	BRIGHTHOPE ESTATES (PA012002003)			\$185,864.20

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000498	Exterior Signage - BHC(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000506	Foundation wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Foundation wall estomeric material at slab community building - 100SF		\$3,000.00
ID0000507	Sidewalk replacement and steps repairs - BHC(Non-Dwelling Exterior (1480)-Other)	Sidewalk replace 2500 ln. ft. and steps repairs - BHC		\$62,208.20
ID0000508	Roof Replacement Office - BHC(Non-Dwelling Exterior (1480)-Roofs)	Office Roof		\$10,000.00
ID0000510	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
ID0000511	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
ID0000522	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000523	Waterproof Basement Wall - BHE(Dwelling Unit-Interior (1480)-Other)	waterproof basement wall 1000sf		\$5,000.00
ID0000524	Waterproof Basement Wall CB - BHE(Non-Dwelling Interior (1480)-Other)	Waterproof basemen wall community building - 1000SF		\$5,000.00
ID0000525	Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)	Upgrade Electrical 14 bldgs		\$3,000.00
ID0000526	Concrete Upgrades - BHE(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace concrete on entrance porches, 101 units		\$50,000.00
ID0000527	Electrical Upgrades - BHC(Non-Dwelling Interior (1480)-Electrical)	Electrical system in maintenance shop - panel		\$10,000.00
ID0000562	Upgrade Electrical - BHM(Dwelling Unit-Interior (1480)-Electrical)	Upgrade Electrical 18 bldgs		\$3,000.00
	GOLDEN AGE MANOR (PA012006009)			\$559,522.30

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2028	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0000502	Install Zone Valves - MLT(Dwelling Unit-Interior (1480)-Mechanical)	80 units		\$57,000.00
ID0000503	Replace Switch Gear - MLT(Non-Dwelling Interior (1480)-Electrical)	Electrical room		\$48,784.00
ID0000521	GAM Plumbing Improvements(Non-Dwelling Interior (1480)-Plumbing)	Plumbing improvements		\$26,367.00
ID0000528	HVAC - GAM(Non-Dwelling Interior (1480)-Mechanical)	A/C elevator room		\$27,371.30
ID0000539	Upgrade or replace elevator - GAM(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Demo existing elevator control panels and cars and install new.		\$400,000.00
	AUTHORITY-WIDE (NAWASD)			\$553,587.70
ID0000513	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000514	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
ID0000515	Architect & Engineering - Envr1 - 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
ID0000516	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000517	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0000518	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
ID0000519	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services including energy audit		\$60,000.00
ID0000520	Environmental Abatement and/or Mitigation - PHA Wide (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,529,248.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2029	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MARSHALL W LEE TOWERS (PA012009999)			\$492,371.30
ID0000494	HVAC Replacement - Cherry Court(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	HVAC Replacement		\$357,135.80
ID0000499	Exterior Signage - CC(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$20,000.00
ID0000501	Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)	Cherry Court energy efficiency improvements		\$15,000.00
ID0000504	Parking Lot - CC(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing)	Add fence and gate		\$75,235.50
ID0000505	HVAC Re-balance - Cherry Court(Non-Dwelling Interior (1480)-Mechanical)	Re-balance HVAC		\$25,000.00
	GOLDEN AGE MANOR (PA012006009)			\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2029	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000529	Landscaping - GAIM (Dwelling Unit-Site Work (1480)-Landscape)	sod, bushes, perennials		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$558,587.70
ID0000530	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
ID0000531	Development - PHA Wide (Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development Activities PHA wide		\$5,000.00
ID0000532	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
ID0000533	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
ID0000534	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2029	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000535	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000536	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000537	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services including energy audit		\$60,000.00
ID0000538	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$473,289.00
ID0000560	Replace storefront windows - SPH(Non-Dwelling Exterior (1480)-Windows)	Replace storefront windows.		\$350,000.00
ID0000561	Replace Exterior Doors and Openers(Dwelling Unit-Exterior (1480)-Exterior Doors)	Common Area Exterior Doors including automatic door opens and accessories RST/SPH		\$123,289.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2029	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	Subtotal of Estimated Cost			\$1,529,248.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2030	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	GOLDEN AGE MANOR (PA012006009)			\$725,660.30
ID0000540	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.		\$360,000.00
ID0000541	Replace Exterior Lights - MLT(Non-Dwelling Site Work (1480)-Lighting)	Post and heads - 6		\$27,289.00
ID0000542	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
ID0000543	Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace booster pump		\$3,000.00
ID0000546	Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0000549	Replace compactor - MLT(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2030	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000550	Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$40,000.00
ID0000551	Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$40,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$30,000.00
ID0000544	Door Replacement - BHE(Dwelling Unit-Exterior (1480)-Exterior Doors)	202 Storm Doors		\$30,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$40,000.00
ID0000545	Install Emergency Generator - CC(Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Generator		\$40,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$170,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000547	Replace compactor - Smith and Pollock(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$100,000.00
ID0000548	Upgrade Electrical - SMITH (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-ElectricalNon-Dwelling Interior (1480)-Electrical)	Upgrade/replace electric, convert gas stoves to electric.		\$10,000.00
ID0000552	Install/Replace Emergency Generator (Smith)(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace Generator		\$40,000.00
ID0000553	Furnishing and Blinds - RST/SPH(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$563,587.70
ID0000554	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
ID0000555	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000556	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000557	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000558	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	"A&E services including energy audit"		\$80,000.00
ID0000559	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed		\$1,000.00
	Subtotal of Estimated Cost			\$1,529,248.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2031	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$568,587.70
ID0000481	Architect & Engineering - Envr'l - 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
ID0000483	Environmental Abatement and/or Mitigation - PHA Wide (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
ID0000563	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed		\$1,000.00
ID0000566	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$154,195.90
ID0000567	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$308,391.80
ID0000568	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	"A&E services including energy audit"		\$80,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2031	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000569	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
	BRIGHTHOPE ESTATES (PA012002003)			\$400,000.00
ID0000570	Roof and Gutter Replacement BHC(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs and gutters for 32 buildings		\$300,000.00
ID0000572	Window Replacement BHE(Dwelling Unit-Exterior (1480)-Windows)	Replace windows 18 buildings		\$100,000.00
	GOLDEN AGE MANOR (PA012006009)			\$400,000.00
ID0000571	ADA Upgrades/Environmental Abatement MLT(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA upgrades including but not limited to kitchen and bathroom, paint, flooring, lighting. Removal of ACM (ceiling/floors/walls) and install new - 85 units		\$300,000.00
ID0000574	Upgrade Hallway lighting - MLT(Non-Dwelling Interior (1480)-Other)	6 floors		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2031		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	SIDNEY POLLOCK HOUSE (PA012007011)			\$160,660.30	
ID0000573	Upgrade Hallway lighting - RST(Non-Dwelling Interior (1480)-Other)	8 floors		\$100,000.00	
ID0000575	Lobby Bathroom Upgrade - RST(Non-Dwelling Interior (1480)-Common Area Bathrooms)	Upgrade common area restrooms.		\$60,660.30	
	Subtotal of Estimated Cost			\$1,529,248.00	

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	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	1	2027
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$543,587.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	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(1480)-Other)		\$5,000.00
Architect & Engineering - Envr'l - 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)-Site Acquisition,Dwelling Unit - Conversion (1480))		\$5,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2028
Development Number/Name General Description of Major Work Categories		Estimated Cost
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)		\$60,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)		\$10,000.00
Subtotal of Estimated Cost		\$553,587.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	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 - Conversion (1480),Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)		\$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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	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

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	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	4	2030
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$563,587.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2031
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 (Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other)		\$10,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)		\$1,000.00
Administration - Management Fee(Administration (1410)-Other)		\$154,195.90
Operations (Operations (1406))		\$308,391.80
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)		\$80,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2031
Development Number/Name General Description of Major Work Categories		Estimated Cost
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
Subtotal of Estimated Cost		\$568,587.70