

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 2000

**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: Cuyahoga Metropolitan Housing Authority

PHA Number: OH 12 P-003

PHA Fiscal Year Beginning: 1/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA
1441 West 25th Street
Cleveland, Ohio
Contact: Scott Pollock
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- 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:

- Main business office of the PHA
- PHA development management offices
- Other (list below)

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:

To provide safe, decent, sanitary housing for eligible residents of Cuyahoga County. Embodied in this mission is a five-year goal of affordability meeting the housing needs of CMHA-eligible residents in a manner which will:

- a) Standardize high occupancy rates with tenants whose housing needs are being fulfilled with a high degree of tenant satisfaction.
- b) Retain current, and attract potential residents with a sufficient occupancy period to enable them to become self-sufficient.
- c) Motivate tenants to improve their housing environment according to their own individual abilities.
- d) Secure continued advocacy and support of the business community, charitable organizations and governmental agencies for resident benefits.
- e) Foster optimum, total community support systems such as those exemplified by drug abuse prevention, education and treatment programs.
- f) Assist in the development of an exemplary educational system servicing CMHA residents.

Goals

- 1. Police protection of our residents.
- 2. Timely and quality maintenance response.
- 3. Choosing better neighbors (enhance screening).
- 4. Social service intervention, i.e., Miracle Village, Health Services, Dental Van, etc.
- 5. Economic empowerment through job opportunity.

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:
Maximum of 750 per year based on needs and availability
 - Reduce public housing vacancies:
Implement a plan to reduce vacancy rate, adjusted for modernization, to 8% in 2000 and 5% in 2001
Maintain 3% vacancy rate, adjusted for modernization, for 2002-2004
 - Leverage private or other public funds to create additional housing opportunities:
Initial Tax Credit Development Project submission in 2001
Initial Tax Credit Project Completion within 2 years of award
Continuing sponsorship/intermediary for project based affordable housing development and preservation
 - Acquire or build units or developments:
Affordable Homeownership Program study in 2000
Homeownership sales of 10 dwelling units in 2001
Ongoing homeownership program of 15-25 dwelling units in each year 2002-2004
 - Other:
HOPE VI application submission in 2001
Achieve/maintain 98% Section 8 program lease-up rate in years 2000-2004
Landlord outreach to support deconcentration of tenant based program

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management:
Achieve/Maintain above average PHAS score as measured among the largest 30 Authorities

- Improve voucher management:
Achieve/Maintain standard performance level as measured by SEMAP scoring
- Increase customer satisfaction:
Maintain above average resident satisfaction score as measured among the 30 largest PHA PHAS scores for that indicator
- Concentrate on efforts to improve specific management functions:
Address all PHAS/SEMAP deficient indicators within one year or in accordance to a timeline specified in a corrective action plan
- Renovate or modernize public housing units:
Revitalization of public housing stock completed for (3) existing HOPE VI projects by 2004
Adhere to 5-year modernization schedule (see Attachment D)
- Demolish or dispose of obsolete public housing:
Timely completion of four planned demolition projects (See Section 8: Annual Plan-Demolition)
Housing Stock Conversion Assessment in 2001
- Provide replacement public housing:
Tax credit development and homeownership initiatives during years 2001-2004
Project based voucher program needs analysis and feasibility study completing by 2000
- Provide replacement vouchers:
Continue to effectively administer replacement housing and enforcement action voucher program
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
Apply for mobility vouchers, if offered
Earn SEMAP Deconcentration "bonus status" for 2001-2004
 - Conduct outreach efforts to potential voucher landlords
Develop a Section 8 marketing plan in collaboration with the Northern Ohio Apartments Association (NOAA) in 2000
Effective implementation of interactive landlord/unit data base web site 2000-2004
 - Increase voucher payment standards
Refine payment standard to take advantage of PHA flexibility provided by QHWRA during 2000
Annual assessment and revisions in each year 2001-2004

- Annual reporting of payment standards and rent burden beginning in 2000
- Implement voucher homeownership program:
 - Feasibility study in 2001
- Implement public housing or other homeownership programs:
 - See PHA goals for “Expanding supply of assisted housing”
- Implement public housing site-based waiting lists:
 - Completed plan and implementation in 2000 (See Annual Plan Section 3: Policies on Eligibility, Selection and Admissions)
- Convert public housing to vouchers:
 - Complete Housing Conversion Assessment (Section 22 & 33) by 10/2001
 - Implement results of Housing Conversion Assessment beginning 10/2001
- Other:
 - Develop plan for replacement of housing conversion per “hard replacement” local policy

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:
 - Goal setting and annual performance measurement system by 3/2000
 - Implementation in 2001-2004
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Provide assessment, incentive awareness and referral services to under/unemployed new admissions
 - Implement public housing security improvements:
 - Comprehensive security improvement study and plan by 2000
 - Plan implementation and performance measurement system during 2001-2004
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Designated housing study and plan during 2000
 - Plan approval and implementation during 2001
 - Other:

Implement measures to deconcentrate poverty through prioritized focus on the lowest income developments by increasing average household incomes of existing families (2 sites per year)

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:
 - Working family preference and ceiling rent incentives by 2000
 - Meet Section 3 program resident opportunity goals during 2000-2004
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Maintain and strengthen existing supportive service relationships
 - Effective implementation of public housing Self Sufficiency and Jobs Plus Programs during 2000-2001
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Assess comprehensiveness and satisfaction with existing supportive services network during 2000
 - Enter into agreements to fill identified service gaps during 2001-2004
 - Implement referral monitoring and outcome reporting system during 2001-2004
- Other: (list below)

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:
 - Maintain existing relationships and encourage coordination of fair housing and equal opportunity agencies
 - Develop plan and implement actions to address impediments to fair housing findings during 2000-2004 (see Attachment F)

- 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:
 - Assess living environment suitability at each development in accordance with protected categories 2000
 - Develop suitable living environment plans for each development
 - Implement plans and measure performance 2001
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Quantify and qualify accessible housing stock supply within the Authority 2000
 - Quantify and qualify accessible housing stock demand 2000
 - Identify internal and external resources to fill demand 2001
 - Maintain on-going program and progress reporting 2002-4
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[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 Section 8 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.

This Executive Summary contains a brief overview of the information that the PHA is submitting in its Annual Plan, and relates the Annual Plan programs and activities to the PHA's mission and goals as described in the 5-year plan. The final Plan was prepared in collaboration with a Resident Advisory Board comprised of public housing and section 8 participants. Their participation and comments are documented in Attachment E. A draft of this plan was made available for public comment on September 13, 1999. A hearing was held by the Board of Commissioners to obtain public comment on October 26, 1999. This final Agency Plan was approved by the Board of Commissioners on November 3, 1999 and approved by HUD (as submitted/revised) effective January 1, 2000.

The Cuyahoga Metropolitan Housing Authority (CMHA) is a large metropolitan housing authority serving the housing needs of lower, very low, and extremely low-income families within the county of Cuyahoga. CMHA is a standard performing housing authority that provides over 9,200 units of public housing and almost 9,000 units of tenant based assistance. Based on these factors, this document provides a response to the full range of sections included in an Annual Plan submission as specified in the Table of Contents. In this regard, we are deferring decisions for implementing community service requirements and will be revising our pet ownership rules upon HUD issuance of its final rules. CMHA's plan for voluntary and involuntary conversion of public housing stock, in accordance with QHWRA sections 22 and 33, is deferred until 2001.

Our *Housing Needs* analysis in conjunction with the provisions set out in the Quality Housing and Work Responsibility Act (QHWRA) provides the basis for our Agency Plan (i.e., 5-year and Annual Plan). The needs analysis relied heavily on the Consolidated Plans submitted by entitlement cities within our jurisdiction. A summary of the needs analysis is presented in the next paragraphs.

Cuyahoga County is unique in that there is a housing consortium comprised of 44 communities that have joined forces in analyzing their housing needs to be combined into one Consolidated Plan. The City of Cleveland and the City of East Cleveland are not part of the consortium.

As demonstrated in the housing needs tables presented in Section 1 of the Annual Plan, Cleveland and East Cleveland renters have a great cost burden in regards to housing affordability. In Cleveland, 75% of renters earning less than 30% AMI pay more than 30% of income for rent and utilities. In East Cleveland, 83% of renters earning less than 30% AMI pay more than 30% income for rent and utilities. In comparison, the Cuyahoga Consortium, which is comprised of suburbs with population in higher tax brackets, has 51% of its renters earning less than 30% AMI paying more than 30% of income for rent and utilities.

While there is not an issue with the supply of rental units in the County, affordability and quality is a serious concern. Cuyahoga County's housing stock, particularly those within the inner-ring suburbs, is aging. The quality of rental housing is often poor. The housing needs study also indicates that families with disabilities have a reduced supply of accessible units. Elderly families have a need for assisted and supportive services rental units.

Impediments to fair housing were also considered in our assessment of housing needs. In this regard CMHA has prepared a strategy to align its programs to address identified impediments. (See Attachment F)

Financial Resources are estimated at about \$232 million to serve the housing needs of Cuyahoga County for FY 2000. The majority of these funds are used to serve eligible families and maintain its public housing stock within Cleveland and East Cleveland. It is important to note that, of the total funds reported, over \$34 million (i.e., FY2000 Drug Elimination and Capital Fund) resources are not available until the 3rd quarter of the fiscal year.

CMHA will use approximately \$91 million to provide housing subsidies to eligible families. Of that amount about \$42 million is used for public housing subsidy and \$49 million is used for assisted housing subsidies. Another \$10 million in rent payments are collected annually from public housing families.

We expect to spend \$2.5 million to provide public housing drug and crime prevention supportive services, and security and safety programs which includes funds to support the CMHA Police Department. Supportive service funding levels are approximately \$2 million. About half of the supportive service funds is targeted for our Jobs Plus program.

CMHA's largest single funding category is for existing housing stock revitalization and modernization. Capital improvement for revitalization and modernization is funded with \$114 million. Approximately half of these resources are targeted for revitalizing three public housing developments.

Policies on Eligibility, Selection and Admissions are detailed in Section 3 of the Annual Plan. They are based on our analysis of community needs and requirements of the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Planned initiatives include site-based waiting lists, centrally administered, for 18 public housing properties to further the goals of flexible housing choice and provide incentives to attain goals of deconcentration and income mixing in public housing communities. The Authority's Admissions Policy for Deconcentration is contained as part of this document as Attachment A. CHMA plans to attain or surpass the QHWRA income targeting requirements of ensuring that 40% of new public housing occupancy and 75% of Section 8 new admissions will be given to families with incomes at or below 30% of the average median income for the jurisdiction.

CMHA attained its highest level of Section 8 occupancy and now serves over 8,500 families. We will open our Section 8 waiting list for the first time in 5 years to enroll at least 5 thousand new families. In addition, CMHA expects to support this enrollment through the expansion of its existing program size to subsidize 8,800 units and issue 700 newly awarded Welfare to Work vouchers.

Rent Determination Policies for the Public Housing and Section 8 program have been revised to meet the requirements of QHWRA. CMHA expects to maintain its minimum rent policy for public housing at \$25 per month but revise its minimum rent policy to accommodate "hardship" conditions as prescribed by QHWRA. The Section 8 program will maintain its \$0 minimum rent policy in consideration of affordability comments made by supportive service and fair housing advocates. The Authority will extend its public housing ceiling rent policy through the year 2000 while studying a program for charging flat rents. Importantly, the Authority will implement mandatory exclusions from adjusted income determination for employment and increases in earned income. The Voucher payment standard has been increased to 100% of the fair market rent. The payment standard will be assessed this year to ensure effective, maximized utilization of vouchers based on rent reasonableness and rent burden. It is important to point out that the "shoppers incentive" for the voucher program has been eliminated by QHWRA.

Operations and Management Policies for the Public Housing program is to be reviewed and revised this year. The Section 8 Program will finalize and issue revised procedures in conjunction with its recovery completion activities. The basis for the revision will be to implement QHWRA requirements and efficiencies necessary to attain its stated 5-year plan occupancy and performance goals.

Our organizational structure is expected to remain relatively unchanged. Considerable focus will be placed on improved customer satisfaction, and filling the expected 2,000 units that will become available as a result of program turnover and the addition of 700 Welfare to Work vouchers.

Grievance Procedures for the public housing and Section 8 programs are available as supporting documents to this Agency Plan. Public Housing grievance procedures are self contained. Section 8 grievance procedures are contained in its Administrative Plan.

Capital Improvement Needs for the Authority's public housing stock address both the annual and long term modernization plan to provide safe and decent public housing for eligible families. Due to fiscal year timing differences, CMHA funds its 2000 capital improvement activities with FY 99 funds authorized by HUD. Funds identified for FY 2000 are estimated and have not been reviewed by residents nor approved by the Board. They are expected to be authorized by HUD in the 3rd quarter of 2000. A draft of the FY 2000 and 5-year capital improvement budgets are included in this Agency Plan as Attachments B & D.

CHMA has been awarded \$49 million dollars for HOPE VI revitalization of Outhwaite/King-Kennedy, Carver Park and Riverview/Lakeview estates. The Authority will complete the Outhwaite/King-Kennedy project in the plan year. Development Plans have been conditionally approved for the remaining two projects. Project revitalization includes demolition, replacement housing, renovation, and homeownership. The projects will be completed during 2003 and 2004. Details of the HOPE VI projects are included in the supporting documentation to this Agency Plan. CMHA expects to apply for additional Hope VI funding in 2001.

HUD has approved *Demolition and Disposition* applications for Carver Park, Outhwaite and Riverview. CMHA has plans to submit an application to demolish 6 of 12 townhouses at its Union Square site. The demolition applications are included as part of this Agency Plan as supporting documentation.

Designation of Housing is planned for 2000. Application to convert fourteen (14) Senior and Disabled buildings to Near-Elderly only buildings (50 years and older regardless of disability).

The Authority was not required to convert public housing stock as a result of section 202 finding in 1996. CMHA intends to complete a study to determine the viability of each of its existing developments in accordance with QHWRA *Conversions of Public Housing* requirements. The plan will be completed by October 2001 as required by statute.

CMHA first implemented a Turnkey III *Homeownership* program in 1982. That program is winding down and is expected to be completed in 2001 at the latest. To date 281 homes have been sold under that program and 68 remain to be sold. The Authority will develop a homeownership program in 2000 to address a housing need identified in our housing needs analysis. The plan is scheduled for implementation beginning in 2001.

Community Service Programs are an integral part of CMHA's plan to attain its deconcentration and income mixing goals. The Authority currently operates a mandatory self-sufficiency program for Section 8 participants and numerous supportive service and jobs programs for public housing residents. These programs will be continued and expanded during 2000. A critical part of its supportive service and self sufficiency programs are Memorandums of Agreement with Cuyahoga Work and Training Agency, Cuyahoga Department of Health and Human Resources (TANF provider) and the Department of Personnel and Human Resources of the City of Cleveland to coordinate service delivery. In addition, the Authority plans on introducing monitoring and performance reporting tools to measure the outcomes of its programs in improving the quality of life of its customers and meeting its deconcentration goals.

Another important aspect of the community service program is compliance with specific QHWRA requirements. The first is becoming compliant with the income changes for welfare recipients as required by QHWRA. The Authority will address these requirements through modification of its income definition in both our Admissions and Occupancy Plan and our Section 8 Administrative Plan. The relevant sections will be modified to exclude the decreasing of tenant payments as a result of welfare fraud, and failure to comply with participation requirement of a self-sufficiency program. The second is complying with the community service requirement. Per the instruction given in the interim rule on this subject, we are deferring inclusion of this topic in the Annual Plan until HUD issues a final rule on this subject.

Crime and Safety is a key component of CMHA's housing strategy. CMHA is one of only 11 housing authorities in the country with its own police force. The CMHA Police Department was fully accredited March 21, 1998. The CMHA Police Department participates in law enforcement, prevention and intervention programming. Divisions of operation include Narcotics, Swat Unit, Forfeiture, property Unit, K-9 unit, Community Policing, Youth Gang/Juvenile unit, Patrol divisions, Internal Affairs and Safety Management. The operating protocol has been developed between the City of Cleveland Police Department and CMHA Police Department. The city provides baseline services to CMHA communities.

In the past year there has been a 31% increase in vandalism and/or graffiti, primarily in the large family estates. We believe that once modernization projects are completed at Carver Park, Outhwaite and King-Kennedy, this lower level crime will decrease due to resident population and visibility.

CMHA received \$ 2,500,000 in PHDEP funding in the past year. PHDEP funding during the 1990s has resulted in a better living environment for CMHA residents. The increase in crime and safety programs funded by PHDEP have caused a marked decrease

in calls to police since the early 1990s. Drug activity continues to be a serious problem to the community and this next year will focus on ongoing security measures to decrease drug activities, such as surveillance management (slow scan camera system), community police units, mini stations, the Police Activity League and resident Safety Committees and social services referrals. CMHA has also partnered with many community resources to provide prevention and intervention programs for residents.

A policy for *Pet Ownership* is a QHWRA requirement. CMHA has a current Pet Ownership Policy that is included in its Admissions and Occupancy Plan. That policy will be revised in accordance with the QHWRA. It is scheduled for revision and implementation in 2000 upon HUD issuing its final regulations. The submission of a pet ownership policy is not required for January fiscal year authorities and therefore is not addressed in this Agency Plan.

Civil Rights Certification is included with CMHA Plan Certifications.

CMHA *Annual Audit* of the period ended December 31, 1998 is scheduled for completion in December 1999. The audit will be submitted to the local HUD Office when completed. It will be made available for review as supporting documentation to this Annual Plan.

Asset Management is delineated in this Annual Plan and supporting documentation to this plan. Refer to Section 5 for operations and management policies, Section 7 for Capital Improvement Plans, and Section 8 for our demolition plans. Sections 10 and 11 discuss our plan for housing stock conversion and homeownership.

Other Information contained in the Agency Plan includes our confirmation to Resident Advisory Board Participation, and Certifications of Consistency with the Consolidated Plans of the Cuyahoga County Consortium, City of Cleveland and the City of East Cleveland.

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.

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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 (Attachment A)
- FY 2000 Capital Fund Program Annual Statement (Attachment B)
- 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 (Attachment C)
- FY 2000 Capital Fund Program 5 Year Action Plan (Attachment D)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment E)
- Other (List below, providing each attachment name)
 - Impediments to Fair Housing Strategy (Attachment F)
 - Public Comments and Response (Attachment G)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Attachment F	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
N/A Required for Troubled Agencies	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	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 PHA will use its ceiling rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 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	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 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 CIAP program completed	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	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 Planned for 2000	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
*N/A Planned of 2001	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
*N/A Planned for 2000	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
*N/A Feasibility Study planned for 2000	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 PHA not Troubled	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(see below)
X	Public Housing Affirmative Marketing Plan	
X	CMHA Replacement Housing Policy	

* N/A – Not applicable to CMHA's Agency Plan

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.

Cuyahoga County (entire service area) Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	99,951						
Income >30% but <=50% of AMI	125,450		Housing needs of Cuyahoga County are categorized and quantified within Consolidated Planning Jurisdictions. See tables that follow.				
Income >50% but <80% of AMI	96,959						
Elderly	197,000						
Families with Disabilities							
White	132,152						
Black	74,457						
American Indian, Eskimo, Aleut	644						
Asian or Pacific Islander	2,743						
Other races	3,187						

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:
- 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)

Cleveland 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	45,736	4	3	4	2	3	2
Income >30% but <=50% of AMI	15,629	4	3	4	2	3	2
Income >50% but <80% of AMI	18,404	3	3	3	2	3	2
Elderly	19,679	3	3	4	3	1	2
Families with Disabilities	5,500 (owners and renters)	N/A	4	4	4	2	4
White	50,880 (48%)	4	3	4	2	3	2
Black	48,760 (46%)	4	3	4	2	3	2
Other Races	6,360 (6%)	4	3	4	2	3	2

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: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999 Cuyahoga County Board of Commissioners Housing Needs Priority Table
- Other sources: (list and indicate year of information)

Cuyahoga Consortium 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	See County	2	2	3	2	2	2
Income >30% but <=50% of AMI	See County	2	2	3	2	3	2
Income >50% but <80% of AMI	See County	2	2	3	2	4	2
Elderly	See County	2	3	3	2	1	2
Families with Disabilities	N/A	2	4	3	4	1	3
White (excluding Parma)	72%	2	2	3	2	2	2
Black (excluding Parma)	26%	2	2	3	2	2	2
Other races	2%	2	2	3	2	2	2
*White (Parma only)	98%	N/A	N/A	N/A	N/A	N/A	N/A
*Black (Parma only)	.007%	N/A	N/A	N/A	N/A	N/A	N/A
*Other races (Parma only)	1.99%	N/A	N/A	N/A	N/A	N/A	N/A

* Parma race information is separated from Consortium because Parma joined Consortium after 1995 Consolidated Plan was developed. There was no housing needs information available for Parma only.

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: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999 Cuyahoga County Board of Commissioners Housing Needs Priority Table
- Other sources: (list and indicate year of information)
Parma Community Development Director Michael McGinney.

East Cleveland 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	2,412	4	2	4	1	2	2
Income >30% but <=50% of AMI	1,286	4	2	4	1	2	2
Income >50% but <80% of AMI	1,608	3	2	4	1	2	2
Elderly	1,447	3	3	3	1	1	2
Families with Disabilities	N/A	2	4	3	3	1	2
White	350	3	2	4	N/A	2	2
Black	7,500	3	2	4	N/A	2	2
Race/Other	110	3	2	4	N/A	2	2

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: 1998
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999 Cuyahoga County Board of Commissioners Housing Priority Needs Table
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

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

Housing Needs of Families on the Waiting List* *Analysis based on 8/1/99 Wait List Wait List will opened 11/3/99 for up to 6,000 applicants			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,310		2,500
Extremely low income <=30% AMI	1,052	80.3%	
Very low income (>30% but <=50% AMI)	234	17.8%	
Low income (>50% but <80% AMI)	25	1.9%	
Families with children	872	66.5%	
Elderly families	124	9.5%	
Families with Disabilities	241	18.4%	
Black	1,218	93.0%	
White	74	5.7%	
Other	18	1.3%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	Not Applicable for Section 8 Programs		
1BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List* *Analysis based on 8/1/99 Wait List Wait List will opened 11/3/99 for up to 6,000 applicants			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 60 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes PHA uses a lottery. List only open for few days. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Supportive Service Referrals			

Housing Needs of Families on the Waiting List Source: 8/1/99 Waiting List of Qualified Families (Note: Total applicants on waiting list 5,800)			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,612		1,200
Extremely low income <=30% AMI	1,273	79%	
Very low income (>30% but <=50% AMI)	290	18%	
Low income (>50% but <80% AMI)	47	3%	
Families with children	697	43%	
Elderly families	205	13%	
Families with Disabilities	392	24%	
White Hispanic	30	2%	
White Non Hispanic	141	9%	
Black Hispanic	1	0%	

Housing Needs of Families on the Waiting List Source: 8/1/99 Waiting List of Qualified Families (Note: Total applicants on waiting list 5,800)			
Black Non Hispanic	1,274	79%	
Native American, Alaskan, Hispanic	0	0%	
Native American, Alaskan Non Hispanic	1	0%	
Asian Pac/Hispanic	60	4%	
Asian Pac/Non- Hispanic	5	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	829	51%	605
2 BR	529	33%	261
3 BR	166	10%	166
4 BR	78	5%	55
5 BR	8	0%	4
5+ BR	2	0%	4
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 section 8 replacement housing resources (if funding becomes available)
- Maintain or increase section 8 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 section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (i.e., 50% of admissions to families at or below 30%)
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance (i.e., ensure adherence to requirement of targeting 70% of new admissions to families at or below 30%)
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- 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
- Adopt rent policies to support and encourage work
- 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
- 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
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Carry out modifications based on disabled housing demand analysis

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 section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other:
Partnerships with fair housing advocates to assist in affirmatively furthering fair housing.

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)

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 Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 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, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	42,771,000	
b) Public Housing Capital Fund	31,639,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	49,625,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	2,500,000	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Total	126,535,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	33,280,000	Capital Improvements
HOPE VI	49,000,000	Neighborhood Revitalization
Homeownership	300,000	Affordable homeownership
PHDEP	2,506,000	Supportive services, Safety and Security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Youth Apprentice	145,000	Expand Job Opportunities
Crime Prevention	15,000	Safety and Security
Urban Youth Corps Grant	40,000	Safety and Security
Self Sufficiency Grant	900,000	Supportive Services and Job Opportunity
Transitional Housing	530,000	Shelter and Supportive Services
Total	86,716,000	
3. Public Housing Dwelling Rental Income		
Section 8 New Construction Projects	4,000,000	Subsidized Housing
Public Housing Dwelling Income	10,616,000	Tenant Payments
4. Other income (list below)		
Section 8 Administrative Fees	5,250,000	Housing Operations
5. Non-federal sources (list below)		
Interest	529,000	Housing Operations
Total resources	233,646,000	

(Note: Federal Year 2000 grant funding for PHDEP and Capital Fund is not available until after 8/2000)

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: (100-200 depending on the bedroom size)
- When families are within a certain time of being offered a unit: (state time)
- 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 (utility payment history)

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 for eighteen (18) sites
- Other (describe)

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

- PHA main administrative office annex on 2711 Church Street
- PHA development site management office

Other (list below)

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?

Eighteen Sites (i.e., 14 senior high rises, 3 Hope VI sites, and 1 Scattered Sites)

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? 18

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? 3

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 annex on 2711 Church Street
- 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 to bottom of list
- Two
- Three

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)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 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)
 - Undoubling, Remaining Tenant, Remaining Participant (applies to participants not applicants)
 - Family Unification

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.

Date and Time: Tie breaker

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 7 Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- 5 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)
- 5 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)
- 1 Undoubling, Remaining Tenants (refers to participants not applicants) participants
- 2 Family Unification

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)

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

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

Self sufficiency assessment and referral at admissions
Targeted jobs programs

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

All developments

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 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)

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
- Other (describe below) previous addresses and landlords only

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 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 section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) Only when the waiting list is open may an interested person apply. Selection for the waiting list is made through a lottery process. A public notice advises of the opening of the waiting list.

(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: Due to the tight housing rental market and the great need for 2 and 3 bedroom units, applicants are given the entire 120 days to search for a unit. Initially, 90 days are given. If the applicant has not located housing after 90 days, special briefing sessions are attended and a 30 day extension is provided, totaling 120 days.

(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 section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 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)
Referrals from supportive services program for special needs families

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.

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 Residents who live and/or work in your 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 Referrals from supportive services providers for families with special needs to a limit of 10% of incremental units (i.e., currently about 7,000 incremental units)

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 Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

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

CMHA currently has a \$25 per month minimum rent policy.

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
As defined under QHWRA Section 508(d) Disallowance of Earned Income from Rent Determinations

For increases in earned income
As defined under QHWRA Section 508(d) Disallowance of Earned Income from Rent Determinations

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

Only to the extent approved under the Appropriations Act

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never for earned income
- 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: fro unearned income over \$65/month
- Other (list below)
Family composition when it occurs

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 section 8 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) Ceiling Rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 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 section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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
- 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
- Rent burdens of assisted families
- Other (list below)

(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)

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. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is included as Attachment C

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	9,200 units	1,200
Section 8 Vouchers	8,774 units	900
Section 8 Certificates		
Section 8 Mod Rehab	816 units	150
Special Purpose Section 8 Certificates/Vouchers (list individually)	700 – Welfare to Work	700- New program lease up
Public Housing Drug Elimination Program (PHDEP)	9,200 units	N/A
Other Federal Programs		
Family Self Sufficiency	200 families	100
Jobs Plus Wood Hill Homes	61 families	N/A
Youth & Violence Prevention	9,200 units	N/A
Transitional Families	135 families	50
Turnkey 3	68 families	
Section 8 New Construction	560	60

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 Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - Admissions and Continued Occupancy Plan
 - Rent Collection Procedures
 - Maintenance Programs

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan

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. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office 1441 West 25th Street
 PHA development management offices
 Other (list below)

Public Housing:

Contact Management Office of Public Housing Estate
in which the resident resides.

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 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)

Section 8:

CMHA Section 8 Dept
2711 Church Street
Cleveland OH 44113

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 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 B

-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 D

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: King-Kennedy/Outhwaite
2. Development (project) number: OH 318/326 & 303
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 substantially completed

1. Development name: Carver Park
2. Development (project) number: OH 307
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

1. Development name: Riverview/Lakeview
2. Development (project): OH 378/316
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: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Carver Park 1b. Development (project) number: OH 3 – 07
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: <u>(07/10/97)</u>
5. Number of units affected: 102 of 409 (Phase 1)
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: Fall of 2000 b. Projected end date of activity: Winter 2000

Demolition/Disposition Activity Description
1a. Development name: Riverview 1b. Development (project) number: OH 3 – 25
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: <u>(25/10/96)</u>
5. Number of units affected: 135 of 680
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: Spring of 2000 b. Projected end date of activity: Winter of 2000

Demolition/Disposition Activity Description
1a. Development name: Union Square (aka Harvard East 113) 1b. Development (project) number: Oh 3 – 44
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/11/99)</u>
5. Number of units affected: 6 of 12 townhouses
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: Spring of 2000 b. Projected end date of activity: Winter of 2000

Demolition/Disposition Activity Description	
1a. Development name: Outhwaite	
1b. Development (project) number: OH 3 – 03	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input 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: <u>(24/2/97)</u>	
5. Number of units affected: 102 of 886	
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: Summer of 2000	
b. Projected end date of activity: Winter of 2000	

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; Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: See below	
1b. Development (project) number: See below	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/> Near elderly (50 years & above regardless of disability)	
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 checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(01/2000)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	

6. Number of units affected: 2,302

7. Coverage of action (select one)

Part of the development

Total development

Cedar Extension # OH 312

Scranton Castle # OH 336

Apthorp # OH 337

Fairway # OH 377

Oakwood Villa # OH 354

Mt. Auburn # OH 339

Bohn Tower # 342

Riverview Towers # OH 325

Euclid Beach # OH 352

King Kennedy North # OH 326

Lorain Square # OH 340

Addison Square # OH 334

Spring Brook Tower # OH 322

Beachcrest # OH 335

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Turnkey III Scattered Sites 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" 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: (01/04/82)

5. Number of units affected: Total 349/ Remaining 68

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 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 Section 8 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. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/04/98 Jobs Plus and 04/27/99 for Welfare to Work.

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
- Section 8 admissions policies
- Preference in admission to section 8 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 section 8 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 section 8 participants or both)
<i>Jobs Plus</i>				
Job Training/Placement	6	Self select	Cleveland Works Ed Francis (216) 589-9675	Public Housing Woodhill residents
Job Readiness	8	TANF Recipients	Edutech Consultancy Group John Johnson (216) 932-3848	Public Housing Woodhill residents
GED Classes	12	Self select	Cleveland Municipal Schools Bobbie McDowell (216) 631-3669	Public Housing Woodhill residents
Job Placement	23	Recovering Individuals	Vocational Guidance Services Rick Lakatos (216) 431-7800	Public Housing Woodhill residents

Job Placement	12	Self select	North Pointe Gene Hager (440) 954-9675	Public Housing Woodhill residents
<i>Youth Violence Prevention Program</i>				
Prevention/Intervention Violence Services	168	Ages 8-18	Berea Children's Home and Family Svcs. Kim Brown (216) 431-0045, X262	Public Housing Woodhill, Garden Valley, Carver Parks, Riverview
Conflict Mediation/Resolution and Management	New program	Ages 8-18	Ohio National Chapter of Human Rights Cassandra Bledsoe (216) 481-6998	Lakeview, Outhwaite, Valleyview and King Kennedy
Self defense curriculum	New program	Ages 8-18	3N Martial Arts Club Aaron Brown (216) 426-0330	Lakeview, Outhwaite, Valleyview and King Kennedy
Youth Leadership Development	New program	Ages 8-18	Peace in the Hood Adul Q Shahid (216) 283-0959	Lakeview, Outhwaite, Valleyview and King Kennedy
Focus Groups	83	Ages 8-18	Cleveland State University Dr. Wornie Reed (216) 687-3697	Lakeview, Outhwaite, Valleyview and King Kennedy
Life Skills, Intervention and prevention strategies	New program	Ages 8-18	Cleveland UMADOP Jessica Horne (216) 361-2040	Lakeview, Outhwaite, Valleyview and King Kennedy
Substance Abuse Treatment Program for Women with Children	63	Adult women with children	Miracle Village Anne Sowell (216) 881-2504	Public Housing residents
Intensive Counseling and Ongoing Aftercare Drug Treatment Program	31	Adults recovering residents, Self select	MetroHealth Medical Centers Clarence Bacon (216) 441-8425	Public Housing residents
Community Resource Centers	19,298	Self select	Gwendolyn Reese (216) 361-2367, x26	Carver Park, King Kennedy, Valleyview and Outhwaite

Crisis Intervention Hotline	180	Recovering residents	(216) 441-2508 or (216) 361-2350	Public Housing Residents
Drug Recovery Drop in	1,042	Recovering residents	Gwendolyn Reese (216) 361-2367, x26	Public Housing Residents
Computer Program	2,021	Carver Park Residents	Friendly Inn Settlement House Paulette Crayton (216) 431-7656	Public Housing Residents
Home based school readiness program	249	Parents/Guardians with 305 year old children	Home Instructional Program for PreSchool Youngsters Tinah Mischer (216) 361-2925	Public Housing Residents
Athletic drug prevention program	60	Self select	City of Cleveland Yvonne pointer (216) 664-4889	Public Housing Residents
Structured recreational activities	447	Carver Park, King Kennedy, Garden Valley, Cedar, Woodhill, Riverview	Mike Small (216) 552-0036	Public Housing Residents
Resident Empowerment Organization	25	12-21 residents Self select	Resident Empowerment Organization Crystal Bivens (216) 432-5914	Public Housing Residents
Substance Abuse Teen Treatment	268	Residents 12-18 ages Self select	East Cleveland Straight Talk LaShawn Lovelady (216) 229-0897	Public Housing Residents
<i>ROCI Collaboration</i>				
Security and escort services	286	Mt. Auburn, LaRonge	Community Re-entry Charles See (216) 696-2717	Public Housing Residents
Podiatry services	400	Self select	Dr Dwight Scott (216) 426-9314	Elderly Public Housing Residents

Drug Education and Awareness Holiday Dinners	1200/ week	Ages 3-13	Lighthouse Inc Phil Batten (440) 734-7108	Public Housing Residents
Supportive Housing Program	New Program	Frail elderly	Benevolent Services Housing Plus Coordinator (216) 361-2367	Open to community and residents
Neighborhood Foster Care	21	Self select	Children and Family Services Angela Quinn (216) 361-2367, x14	Central area public housing residents
Primary Health Care Clinics		Self select	Care Alliance Ruth Gray (216) 932-5000	Public Housing Residents
<i>ROCI Internal Programs</i>				
Do to the Right Thing	28	Self select high school or college youth 14-18 years of age with a 2.0 GPA	Levall Hall (216) 361-2367, x23	Public Housing Residents
<i>Transitional Housing Programs</i>				
Transitional housing for homeless males for at least 30 days	39	18-51 years of age	Salvation Army Henry Coyle (216) 361-6778	Open to community
Transitional housing for single mothers with a max of 2 children	26	Single mothers 18-25	Triumph House Marchelle Wilson (216) 431-7000	Open to community
Bridging the Gap	200	18 yrs. and over	Brian Davis (216) 241-1104	Open to Community
Transitional housing for male adults recovering from chemical dependencies	70	Recovering homeless males 18+	Y Haven Chip Joseph (216) 431-2018	Open to community

(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		
Section 8	220	202 01/07/99

- 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) Policy is being drafted

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

(Note: section 12(c) requires that the CMHA implement a community service program that requires non-elderly or disables unemployed adults, living in public housing, to perform 8 hours of community service monitored by the housing authority. A self-sufficiency program fulfills the community service requirement.

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 Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

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

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

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

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

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

Carver Park Cedar Garden Valley Riverside
Woodhill Lakeview and Valleyview

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

See PHDEP Report

2. Which developments are most affected?

Carver Park Cedar Garden Valley Riverside
Woodhill Lakeview and Valleyview

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)

Carver Park Cedar Garden Valley Riverside
Woodhill Lakeview and Valleyview

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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

As a result of QHWRA, tenants of family units are allowed to have pets that meet CMHA policy. The CMHA Pet Policy will be prepared after HUD has released guidelines. CMHA will establish a family development pet policy that is well thought out and enforced, so that owners are required to properly care for their pets and pets do not interfere with the peaceful living enjoyment of neighbors.

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)]

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)?

Audit to be completed and submitted prior to final plan submission.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 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 completed in 2001
 - 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 E
 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:
See Attachment E & Attachment G

 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 section 8 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: City of Cleveland, County of Cuyahoga Consortium and East Cleveland

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)

Support Rental Housing Need:

- Open Section 8 Waiting List
- 700 Welfare to Work Vouchers
- Tax credit rental housing development
- Landlord outreach and tenant opportunity counseling
- HOPE VI Housing Revitalization
- Deconcentration of public housing

Support Homeless Needs

- Transitional Housing
- Section 8 Preference for Homeless

Impediments to Fair Housing:

See Attachment F
Homeownership Housing Stock:
HOPE VI affordable homeownership
CMHA financed homeownership

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

See 3 above.

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

Admissions Policy for Deconcentration

The following admissions policy provides for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. This Deconcentration Policy is authorized under Section 513 of the Quality Housing and Work Responsibility Act of 1998 which amended Section 16 of the 1937 Housing Act to allow a public housing agency to establish and utilize income-mixing criteria for the selection of residents for dwelling units in public housing projects to meet deconcentration objectives.

This policy is established based on a deconcentration and income mixing analysis and is being implemented in a manner that does not prevent or interfere with the use of a site-based waiting list. The deconcentration and income-mixing plan does not to impose or require any specific income or racial quotas for any project or projects. Further, the deconcentration objectives are consistent with QHWRA targeting objectives such that the public housing units made available for occupancy in any fiscal year to eligible families, not less than 40 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30% of the area median income.

The Admissions Policy for Deconcentration achieves its objectives through incentives and provides for family choice. The principal of family choice allows the family to have the sole discretion to determine whether to accept the incentive without adverse action on the part of the housing authority. Notwithstanding, QHWRA permits the housing authority to skip a family on the waiting list to reach another family to implement its deconcentration policy without being considered an act of adverse action.

CMHA will implement its deconcentration policy by conducting an income assessment of participants:

- Determine and compare the relative tenant incomes of each development to the average income of the public housing participants.
- Identify what admissions policy measures or incentives, if any, are needed to align the development income mix with the income mix of all public housing participants. (i.e., bring higher-income families into lower-income developments and vice versa).
- Ensure that such measures and incentives affirmatively further fair housing.
- Make any appropriate changes in its admissions policies.
- Implement measures and incentives to achieve stated deconcentration goals.
- Monitor results and inactivate measures and incentives per site when goals are met.

In attaining its deconcentration objectives, CMHA is to give preference to the following measures and incentives:

- 1.) Measures to increase employment and higher wages of families in lower income developments including section 3 opportunities, apprentice and self-sufficiency enrollment.
- 2.) Needs assessment, self sufficiency and job counseling for new admissions.
- 3.) Incentives for transfer families accept moves that will further the goals of deconcentration.

CMHA will apply deconcentration incentives and measures to the new admissions waiting list only to the extent that targeting goals are met and “skipping” is essential to attain deconcentration goals.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-015

(Exp. 3/31/

HA Name Cuyahoga Metropolitan Housing Authority	Comprehensive Grant Number OH 12 P003709	FFY of Grant / 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement /Revision Number ____
 Final Performance and Evaluation Report for Program Year Ending ____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non - CGP funds	\$0.00			
2	1406 Operations (May not exceed 10% of line 20)	\$0.00			
3	1408 Management Improvements	\$5,736,332.00			
4	1410 Administration	\$2,289,183.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$1,142,923.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvements	\$2,095,000.00			
10	1460 Dwelling Structures	\$14,683,500.00			
11	1465 Dwelling Equipment - Nonexpendable	\$350,000.00			
12	1470 Nondwelling Structures	\$75,000.00			
13	1475 Nondwelling Equipment	\$566,882.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495 Relocation Costs	\$0.00			
18	1498 Mod Use for Development	\$3,250,000.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$1,450,979.50			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$31,639,799.50			
21	Amount of line 20 related to LBP Activities	\$75,000.00			
22	Amount of Line 20 Related to 504 Compliance	\$110,000.00			
23	Amount of line 20 related to Security	\$5,926,332.00			
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

X

X

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Page 1 of 1

form HUD-~~1~~
ref Handb

Approval

.52837 (9/98)

book 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. Valleyview OH 3-01	1A. Install new heating system with vinyl at various buildings	1460		\$2,500,000.00				
	2A. Implement estate-wide trash collection plan	1450		\$200,000.00				
2. Outhwaite OH 3-03	2A. Replace aluminum windows with vinyl at various buildings	1460		\$100,000.00				
	2B. Renovate Stokes Center	1470		\$1,000,000.00				
	2C. Plumbing upgrades in non-mod units	1460		\$100,000.00				
	2D. Electrical upgrades in non-mod units	1460		\$100,000.00				
3. Woodhill OH 3-04	3A. Landscaping improvements	1450		\$50,000.00				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**
Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
4. Carver Park OH 3-07	4A. Modernize 48 units in in HOPE VI Phase I	1460		\$4,800,000.00				
	4B. Landscaping (A/B area)	1450		\$25,000.00				
	4C. Exterior building repairs (A/B area)	1460		\$250,000.00				
5. Riverside OH 3-08	5A. Replace furnaces and water tanks as needed	1460		\$25,000.00				
	5B. Install security screen door throughout estate	1460		\$100,000.00				
	5C. Replace vinyl siding and roofs as needed	1460		\$250,000.00				
	5D. Sewage and drain system repair/replacement	1450		\$200,000.00				
	5E. Landscaping	1450		\$100,000.00				
	5F. Replace 10 flat roofs	1460		\$240,000.00				
6. Cedar Ext. OH 3-11	6A. Install showers, replace bathtubs (F)	1460		\$500,000.00				
	6B. Furnace replacement and wiring upgrades	1460		\$25,000.00				
	6C. Replace (9) basement boiler	1460		\$150,000.00				
	6D. Install emergency call in laundry room to connect with security booth (HR)	1460		\$5,000.00				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**
Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
7. Garden Valley OH 3-13	7A. Replace furnaces (25)	1460		\$10,000.00				
	7B. Repair/replace all underground piping/plumbing	1450		\$150,000.00				
	7C. Electrical upgrades throughout estate	1460		\$100,000.00				
	7D. Implement estate-wide trash collection plan	1450		\$200,000.00				
8. Olde Cedar OH 3-14	8A. Landscaping, fencing, sign	1450		\$150,000.00				
	8B. Interior stairwell repairs	1460		\$150,000.00				
	8C. Exterior balcony repairs	1460		\$150,000.00				
	8D. Replace cabinetry (10)	1460		\$15,000.00				
	8E. Correct/replace windows	1460		\$150,000.00				
	8F. Implement estate-wide trash collection plan	1450		\$200,000.00				
	8G. Install 47 entry doors	1460		\$150,000.00				
9. Crestview OH 3-17	9A. Repair balconies	1460		\$250,000.00				
	9B. Kitchen/bathroom upgrade (25/YEAR)	1460		\$162,500.00				
10. Lakeview Terrace OH 3-16	10A. Repair sidewalks	1450		\$100,000.00				
	10B. Fencing installation	1450		\$200,000.00				
	10C. Underground utility upgra	1450		\$100,000.00				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
11. King Kennedy South OH 3-18	11A. Install heating in entryways (F)	1460		\$75,000.00				
12. King Kennedy North High-Rise OH 3-26	12A. Renovate entrancway, lobby, community room (HR)	1460		\$100,000.00				
13. Wade OH 3-21	13A. Resurface and repair parking area	1450		\$20,000.00				
14. Springbrook OH 3-22	14A. Upgrade kitchens and bathrooms (1 floor per year)	1460		\$65,000.00				
	14B. Replace mortise locksets	1460		\$25,000.00				
	14C. Retile non-mod. units (HR)	1460		\$50,000.00				
	14D. Landscaping	1450		\$20,000.00				

14E. Replace furnaces (F)	1460	\$10,000.00			
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Signature of Executive Director _____ Date _____ Signature of Public Housing Director _____ Date _____

X _____ **X** _____

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Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
15. Willson OH 3-24	15A. Install vertical blinds (HR)	1460		\$50,000.00				
	15B. Seal off smoke stack to pressurize building	1460		\$75,000.00				
16. LaRonde OH 3-30	16A. Upgrade electrical system	1460		\$125,000.00				
	16B. Install surveillance camera in garage/entranceway	1460		\$25,000.00				
	16C. Install handrails in hallway	1460		\$50,000.00				
17. Lakeview High-Rise OH 3-31	17A. Upgrade hallway lighting	1460		\$25,000.00				
	17B. Upgrade kitchens (1 floor per year)	1460		\$50,000.00				
18. Park Denison OH 3-30A	18A. Replace kitchen and bathroom plumbing	1460		\$25,000.00				

18B. Upgrade hallway lighting	1460		\$20,000.00			
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X _____ **X** _____

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages
Fiscal Year 2000

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

Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
19. Manhattan OH 3-30B	19A. Upgrade entry system	1460		\$10,000.00				
	19B. Rekey mailboxes	1460		\$2,000.00				
	19C. Install closed circuit TV in parking lot	1460		\$15,000.00				
	19D. Upgrade kitchen cabinets	1460		\$15,000.00				
	19E. Install strobe light emergency notification for hearing impaired residents	1460		\$5,000.00				
20. Bellaire A&B Towers OH 3-33	20A. Install handrails in hallways (A)	1460		\$75,000.00				
	20B. Sidewalk repairs (A)	1450		\$25,000.00				
	20C. 1st floor common area renovations (A)	1460		\$50,000.00				
	20D. Install A/C in units (B)	1460		\$50,000.00				
	20E. Install mini-bliinds (B)	1460		\$10,000.00				

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Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages
Fiscal Year 2000

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

Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
21. Addison Townhouses OH 3-32	21A. Upgrade electrical system	1460		\$30,000.00				
	21B. Upgrade kitchens	1460		\$20,000.00				
	21C. Upgrade bathrooms	1460		\$20,000.00				
	21D. Relocate 1st floor thermostats	1460		\$5,000.00				
22. Addison High-Rise OH 3-34	22A. Install A/C in units	1460		\$20,000.00				
23. Beachcrest OH 3-35	23A. Upgrade building ventilation	1460		\$50,000.00				

	24B. Replace key/lock system	1460		\$20,000.00			
24. Mt. Auburn OH 3-39	24B. Upgrade kitchens and bathrooms (1 floor/year)	1460		\$100,000.00			
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
X				X			

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**
 Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
25. Apthorp OH 3-37	25A. Replace windows	1460		\$400,000.00				
	25B. Repair stairwell cracks	1460		\$25,000.00				
26. Lorain Square OH 3-40	26A. Replace lobby doors	1460		\$10,000.00				

27. Miles Elmerge OH 3-41	27A. Carpet 16 townhouse unit	1460		\$16,000.00			
	27B. Install wire mesh enclosures (TH)	1460		\$10,000.00			
	27C. Install security camera in parking lot (HR)	1450		\$15,000.00			
	27D. Upgrade kitchens and bathrooms (HR) 1 floor/year	1460		\$65,000.00			

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28. Bohn Tower OH 3-42	28A. Install bathroom cabinetry with mirrors	1460		\$30,000.00				
	28B. Install new light fixtures in dining rooms	1460		\$30,000.00				

29. E.113th/ Harvard OH 3-45							
30. Union Square OH 3-44	30A. Upgrade kitchens and bathrooms (10/year)	1460		\$65,000.00			
	30B. Lighting upgrade	1460		\$10,000.00			
31. W.5th Jefferson OH 3-50							
32. Euclid Beach OH 3-52	32A. Upgrade lobby, hallways, and community center	1460		\$25,000.00			
	32B. Replace carpet in all units	1460		\$75,000.00			
	32C. Repair drywall	1460		\$20,000.00			
	32D. Replace compactor	1460		\$25,000.00			
	32D. Replace dumpster	1460		\$8,000.00			

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33. Scranton OH 3-36	33A. Install fence	1460		\$35,000.00				
	33B. Increase exterior lighting	1450		\$10,000.00				
	33C. Increase hallway lighting	1460		\$20,000.00				

34. Oakwood Villas OH 3-54	34A. Replace stoves 34B. Replace A/C units (25 total) 34C. Install waterproof GFI switches on patios 34D. Replace countertops	1460 1460 1460 1460	\$10,000.00 \$10,000.00 \$5,000.00 \$30,000.00				
35. Puritas OH 3-56							
36. Bellaire Townhouses OH 3-71	36A. Replace furnaces 36B. Install fence 36C. Repair driveway apron 36D. Replace mansard walls	1460 1450 1450 1450	\$20,000.00 \$15,000.00 \$20,000.00 \$225,000.00				

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
37. Noah East OH 3-72	37A. Rewire electrical systems 37B. Install perimeter fence	1460 1450		\$20,000.00 \$20,000.00				
38. Scattered	38A. replace roofs	1460		\$37,500.00				

Sites OH 3-73	38B. replace vinyl siding	1460		\$12,500.00			
	38C. waterproof basements	1460		\$10,000.00			
	38D. structural repairs	1460		\$12,500.00			
	38E. repair porches	1460		\$10,000.00			
	38F. repair driveways	1450		\$10,000.00			
	38G. replace security screen doors	1460		\$10,000.00			
	39. Scattered Sites OH 3-75	39A. replace roofs	1460		\$37,500.00		
	39B. replace vinyl siding	1460		\$12,500.00			
	39C. waterproof basements	1460		\$10,000.00			
	39D. structural repairs	1460		\$12,500.00			
	39E. repair porches	1460		\$10,000.00			
	39F. repair driveways	1450		\$10,000.00			
	39G. replace security screen doors	1460		\$10,000.00			
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40. Oakwood Gardens OH 3-74	40A. replace roofs (5 per year)	1460	\$25,000.00			
	40B. install door bells or knockers	1460	\$10,000.00			
	40C. Replace carpet in units (5 per year)	1460	\$5,000.00			
41. Superior Terr. OH 3-76						
42. Fairway OH 3-77	42A. Install exhaust fans in uni	1460	\$10,000.00			
	42B. Replace carpet (10/year)	1460	\$10,000.00			
	42C. Replace windows	1460	\$90,000.00			
	42D. Install A/C in each unit	1460	\$20,000.00			
43. Riverview Fam. OH 3-78						
44. West Blvd. OH 3-53B	44A. Upgrade kitchens and bathrooms (10/year)	1460	\$65,000.00			
	44B. Repair balconies	1460	\$80,000.00			

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
45. Woodhill Shale OH 3-42A	45A. Upgrade exterior lighting	1450		\$10,000.00				
46. Riverview Tower OH 3-25	46A. Construct laundry rooms	1460		\$100,000.00				
	46B. Upgrade interior and exterior lighting	1460		\$25,000.00				
	46C. Upgrade kitchen in community room	1460		\$25,000.00				
47. Woodland Scattered OH 3-06	47A. Install exterior lighting (Baldwin)	1450		\$10,000.00				
	47B. Install playground (New Woodland)	1450		\$10,000.00				
	47B. Install vinyl siding (Baldwin)	1460		\$20,000.00				

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
47A. PHA Wide Administration	Salaries of Construction Dept. and other staff to carry out and fulfill CMHA's commitment under the CGP program:							
	3 - full time Admin Assistants	1410.1		\$68,119.00				
	1 - Senior Financial Budget Ar	1410.1		\$42,425.00				
	2 - Budget Analysts	1410.1		\$72,495.00				
	2 - Contract Administrators	1410.1		\$79,993.00				
	2 - Labor Compliance Technic	1410.1		\$52,716.00				
	1 - Modernization Coordinator	1410.1		\$40,000.00				
	1 - Mod. Data Entry Clerk	1410.1		\$28,666.00				
	1 - Clerk Typist	1410.1		\$18,782.00				
	1 - Staff Accountant	1410.1		\$48,157.00				
	1 - Staff Attorney	1410.1		\$67,958.00				
	2 - Buyers	1410.1		\$71,016.00				
	1/2 Sal. Director of Constructio	1410.1		\$40,341.00				
	1/2 of (3) Chiefs	1410.1		\$82,808.00				
	1/2 of (6) Projects Managers	1410.1		\$125,790.00				
	1/2 of (3) Job Captains	1410.1		\$53,553.00				
	1/2 of (6) Inspectors	1410.1		\$86,867.00				
	1 - Office Manager	1410.1		\$27,024.00				
	1 - Relocation/Dev. Coordinato	1410.1		\$32,635.00				
	1 - CAD Operator	1410.1		\$30,000.00				
	1 - Staff Auditor	1410.1		\$37,842.00				
	1/12 Salary of Executive Direc	1410.1		\$12,500.00				
	TOTAL			\$1,119,687.00				

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47B. PHA Wide Administration	Frings Benefits for Position listed in 47A.	1410.9		\$369,496.00				
47C. PHA Wide Administration	Agency wide CGP Cost Allocation (SEE ATTACHED BREAKDOWN)	1410		\$800,000.00				
GRAND TOTAL		1410		\$2,289,183.00				

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
48A. Fees and Costs PHA Wide In-House A/E	Salaries including fringe benefits of in-house Construction staff to design and manage various modernization projects under the CGP Program:							
	1 - Construction Specialist (tenure)	*1410		\$35,000.00				
	1 - Construction Specialist (tenure)	*1410		\$49,000.00				
	3 - Staff Architects/Graphics	*1410		\$123,533.00				
	1/2 Sal. Director of Construction	*1410		\$40,341.00				
	1/2 of (3) Chiefs	*1410		\$82,808.00				
	1/2 of (6) Projects Managers	*1410		\$125,790.00				
	1/2 of (3) Job Captains	*1410		\$53,553.00				
	1/2 of (6) Inspectors	*1410		\$86,867.00				
	1 - Safety Officer	*1410		\$36,885.00				
	TOTAL			\$633,777.00				
	Fringe Benefits	*1410		\$209,146.00				
	*denotes in-house A/E staff - will not be counted against administrative costs							
	GRAND TOTAL	*1410		\$842,923.00				
48B. Fees and Costs for Outside A/E	A/E Service for Miscellaneous and Various Projects	1430		\$300,000.00				

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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**
 Fiscal Year 2000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
49. PHA Wide Management Improvements	49A. Annual PAC Comp. Grant training session and other modernization workshops	1408		\$20,000.00				
	49B. Construction Department Staff Training	1408		\$30,000.00				
	49C. Resident Training for Section 3 businesses	1408		\$70,000.00				
50. Estate Wide Management Improvements	50A. Police and Security Personnel (See attached breakdown)	1408		\$5,616,332.00				
GRAND TOTAL		1408		\$5,736,332.00				
50B. Agency Wide Vacancy Reduction	50B. Agency Wide Vacancy Reduction/Do the Right Thing	1460		\$400,000.00				
50C. Agency Wide Accessibility Requirements	50C. Agency Wide 504 Handicap Accessibility Requirements	1460		\$100,000.00				
50D. Agency Wide Contingency	50D. Agency Wide Contingency Fund	1502		\$1,450,979.50				

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51. Nondwelling Structures	51A. Pave employee parking lot	1470		\$75,000.00				
52. Nondwelling Equipment	52A. Replace 12 vehicles for Construction and Police Depts.	1475		\$191,882.00				
	52B. Lead equipment/testing	1475		\$75,000.00				
	52C. Warehouse equipment	1475		\$50,000.00				
	52D. Provide or replace computers at all estates	1475		\$100,000.00				
53. Dwelling Equipment	53A. Appliances (agency wide) stoves,refrig,furnaces,a/c units, washers,dryers	1465.1		\$350,000.00				
54. Audit								
55. Nondwelling Equipment Office	55A. Equipment and supplies required by the Construction Department to implement and	1475.1		\$150,000.00				

administer all work items under the 1996 CGP, including printing and advertising

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
56. Relocation								
57. FY96 CGP Emergency Grant Payback	Pay back of FY96 Emergency CGP funds \$1,840,00 not figured into Final Formula Amount	n/a						
58. Replacement Housing Construction	Replacement housing for demolished units agency-wide (Approximatly 40 homes/year)	1495		\$3,250,000.00				

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation**
Fiscal Year 2000 **Schedule**

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. Valleyview OH 3-01	09/01/01			03/01/03			
2. Outhwaite OH 3-03	09/01/01			03/01/03			
3. Woodhill OH 3-04	09/01/01			03/01/03			
4. Carver Park OH 3-07	09/01/01			03/01/03			
5. Riverside OH 3-08	09/01/01			03/01/03			
6. Cedar Ext. OH 3-11	09/01/01			03/01/03			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
7. Garden Valley OH 3-13	09/01/01			03/01/03			
8. Olde Cedar OH 3-14	09/01/01			03/01/03			
9. Crestview OH 3-17	09/01/01			03/01/03			
10. Lakeview Terrace OH 3-16	09/01/01			03/01/03			
11. King Kennedy South OH 3-18	09/01/01			03/01/03			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
12. King Kennedy North OH 3-26	09/01/01			03/01/03			
13. Wade OH 3-21	09/01/01			03/01/03			
14. Springbrook OH 3-22	09/01/01			03/01/03			
15. Willson OH 3-24	09/01/01			03/01/03			
16. LaRonde OH 3-30	09/01/01			03/01/03			
17. Lakeview HR OH 3-31	09/01/01			03/01/03			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
18. Park Denison OH 3-30A	09/01/01			03/01/03			
19. Manhattan OH 3-30B	09/01/01			03/01/03			
20. Bellaire OH 3-33	09/01/01			03/01/03			
21. Addison OH 3-34	09/01/01			03/01/03			
22. Landon/Walt. OH 3-38/38C							
23. Beachcrest OH 3-35	09/01/01			03/01/03			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
24. Mt. Auburn OH 3-39	09/01/01			03/01/03			
25. Apthorp OH 3-37	09/01/01			03/01/03			
26. Lorain Square OH 3-40	09/01/01			03/01/03			
27. Miles Elmerge OH 3-41	09/01/01			03/01/03			
28. Bohn Tower OH 3-42	09/01/01			03/01/03			
29. East 113th and Harvard OH 3-45							

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
30. Union Square OH 3-44	09/01/01			03/01/03			
31. W.5th Jefferson OH 3-50							
32. Euclid Beach OH 3-52	09/01/01			03/01/03			
33. Scranton OH 3-36	09/01/01			03/01/03			
34. Oakwood Villas OH 3-54	09/01/01			03/01/03			
35. Puritas OH 3-56	09/01/01			03/01/03			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
36. Bellaire OH 3-71	09/01/01			03/01/03			
37. Noah East OH 3-72	09/01/01			03/01/03			
38. Scattered Sites OH 3-73	09/01/01			03/01/03			
39. Scattered Sites OH 3-75	09/01/01			03/01/03			
40. Oakwood Gard. OH 3-74	09/01/01			03/01/03			
41. Superior Terrace OH 3-76							

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
42. Fairway OH 3-77	09/01/01			03/01/03			
43. Riverview Family OH 3-78							
44. West Blvd. OH 3-53B	09/01/01			03/01/03			
45. Woodhill Shale OH 3-42A	09/01/01			03/01/03			
46. Riverview Tower OH 3-25	09/01/01			03/01/03			
47. Woodland	09/01/01			03/01/03			

Scattered
OH 3-06

Signature of Executive Director

Date

Signature of Public Housing Director

Date

X

X

1) To be completed for the performance and Evaluation Report or a Revised Annual Statement.

Previous edition is obsolete

form HUD-52837 (9/98)

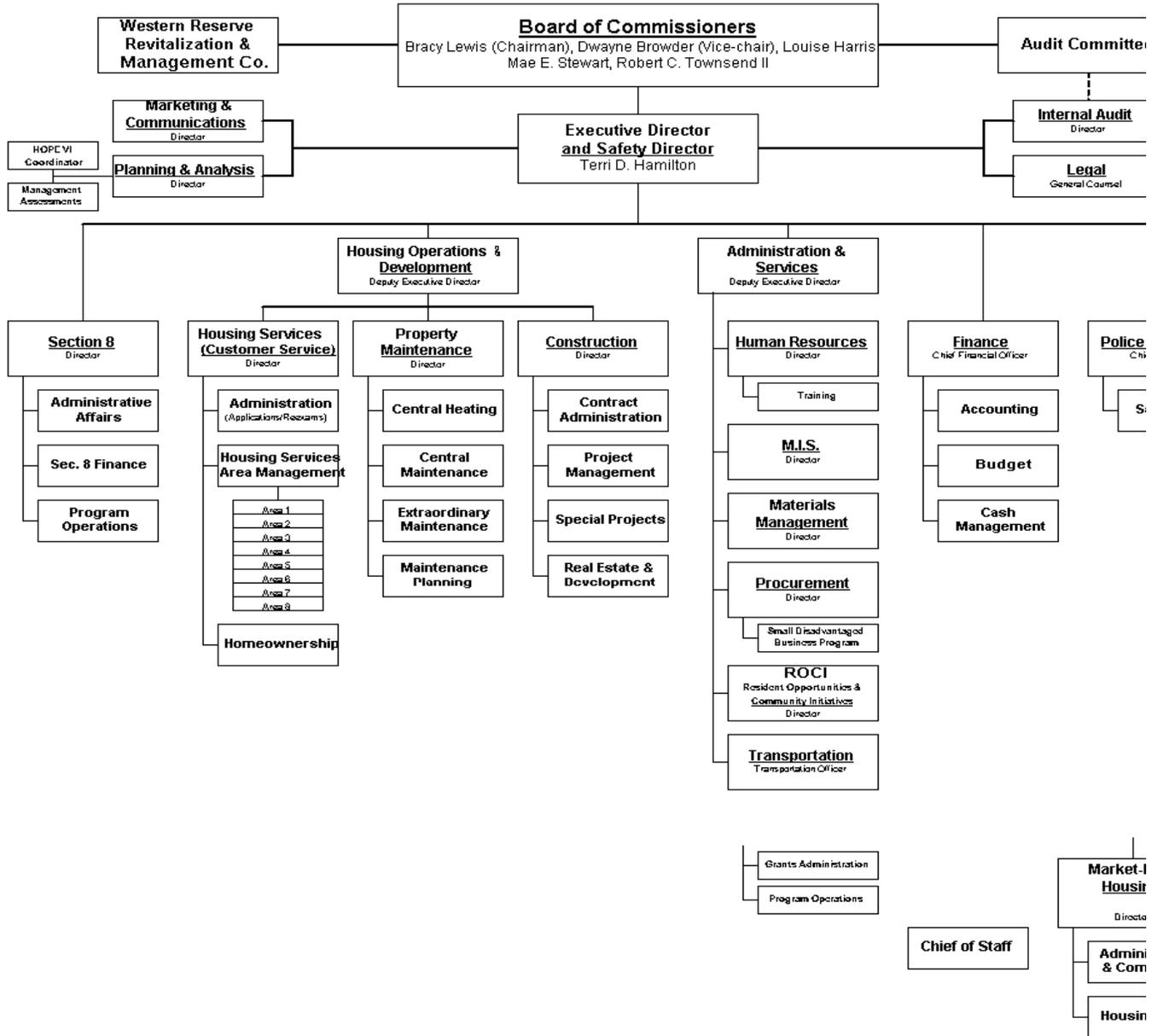
2) To be completed for the performance and Evaluation Report

ref Handbook 7485.3

Attachment C PHA Management Organizational Chart

Cuyahoga Metropolitan Housing Authority

August 25, 1999



Five-Year Action Plan

Part I: Summary

Comprehensive Grant Program (CGP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157

(Exp. 3/31/2002)

H/A Name: Cuyahoga Metropolitan Housing Authority		Locality: (City/County & State) Cleveland, Ohio		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____	
A. Development Number/Name	Work State. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
Valleyview (OH 3-01)	See Annual Statement	\$700,000.00	\$3,250,000.00	\$1,475,000.00	\$1,475,000.00
Outhwaite (OH 3-03)		\$1,050,000.00	\$300,000.00	\$2,900,000.00	\$2,395,154.00
Woodhill (OH 3-04)		\$750,000.00	\$900,000.00	\$1,350,000.00	\$2,000,000.00
Carver Park (OH 3-07)		\$5,400,000.00	\$5,585,000.00	\$300,000.00	\$300,000.00
Riverside (OH 3-08)		\$575,000.00	\$345,000.00	\$1,075,000.00	\$1,075,000.00
B. Physical Improvements Subtotal		\$17,599,000.00	\$17,395,500.00	#####	\$14,980,154.00
C. Management Improvements		\$5,736,332.00	\$5,736,332.00	\$5,736,332.00	\$5,736,332.00
D. HA-Wide Nondwelling Structures and Equipment		\$825,000.00	\$825,000.00	\$825,000.00	\$825,000.00
E. Administration		\$3,271,965.00	\$3,271,965.00	\$3,271,965.00	\$3,271,965.00
F. Other (fees/costs, contingency)		\$957,502.00	\$1,161,002.00	\$3,826,502.00	\$3,576,348.00
G. Operations		\$0.00	\$0.00	\$0.00	\$0.00
H. Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I. Replacement Reserve		\$0.00	\$0.00	\$0.00	\$0.00
J. Mod Used for Development		\$3,250,000.00	\$3,250,000.00	\$3,250,000.00	\$3,250,000.00
K. Total CGP Funds		\$31,639,799.00	\$31,639,799.00	#####	\$31,639,799.00
L. Total Non - CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M. Grand Total		\$31,639,799.00	\$31,639,799.00	#####	\$31,639,799.00
Signature of Executive Director & Date:		Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

Five-Year Action Plan
Part I: Summary
 Comprehensive Grant Program (CGP)

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

A. Development Number/Name	Work State. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
Cedar Extension (OH 3-11)		\$250,000.00	\$1,175,000.00	\$1,500,000.00	\$1,500,000.00
Garden Valley (OH 3-13)		\$970,000.00	\$420,000.00	\$1,900,000.00	\$3,850,000.00
Olde Cedar (OH 3-14)		\$415,000.00	\$115,000.00	\$65,000.00	\$65,000.00
Crestview (OH 3-17)	See	\$400,000.00	\$187,500.00	\$135,000.00	\$650,000.00
Lakeview Terrace (OH 3-16)		\$2,625,000.00	\$0.00	\$0.00	\$200,000.00
King Kennedy South (OH 3-18)	Annual	\$30,000.00	\$75,000.00	\$0.00	\$0.00
King Kennedy North (OH 3-26)		\$600,000.00	\$600,000.00	\$0.00	\$0.00
Wade (OH 3-21)	Statement	\$25,000.00	\$65,000.00	\$65,000.00	\$65,000.00
Springbrook (OH 3-22)		\$250,000.00	\$150,000.00	\$65,000.00	\$65,000.00
Willson (OH 3-24)		\$100,000.00	\$525,000.00	\$100,000.00	\$0.00
LaRonde (OH 3-30)		\$265,000.00	\$80,000.00	\$80,000.00	\$30,000.00
Lakeview High-Rise (OH 3-31)		\$50,000.00	\$100,000.00	\$125,000.00	\$50,000.00
Park Denison (OH 3-30A)		\$169,000.00	\$30,000.00	\$20,000.00	\$20,000.00
Manhattan (OH 3-30B)		\$70,000.00	\$65,000.00	\$40,000.00	\$0.00

Bellaire (OH 3-33)		\$85,000.00	\$110,000.00	\$110,000.00	\$0.00
Addison Townhouses (OH 3-32)		\$150,000.00	\$68,000.00	\$25,000.00	\$25,000.00

Five-Year Action Plan

Part I: Summary

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U.S. Department of Housing
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A. Development Number/Name	Work State. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
Addison Square (OH 3-34)		\$65,000.00	\$70,000.00	\$0.00	\$0.00
Landon/Walton (OH 3-38, 3-38C)		\$0.00	\$0.00	\$0.00	\$0.00
Beachcrest (OH 3-35)		\$10,000.00	\$85,000.00	\$335,000.00	\$0.00
Mt. Auburn (OH 3-39)	See	\$250,000.00	\$125,000.00	\$100,000.00	\$100,000.00
Apthorp (OH 3-37)		\$90,000.00	\$65,000.00	\$215,000.00	\$65,000.00
Lorain Square (OH 3-40)	Annual	\$50,000.00	\$200,000.00	\$50,000.00	\$0.00
Miles Elmerge (OH 3-41)		\$305,000.00	\$1,005,000.00	\$215,000.00	\$65,000.00
Bohn Tower (OH 3-28)	Statement	\$115,000.00	\$0.00	\$0.00	\$0.00
Harvard Scattered (OH 3-45)		\$0.00	\$0.00	\$0.00	\$0.00
Union Square (OH 3-44)		\$90,000.00	\$265,000.00	\$1,110,000.00	\$90,000.00
W.5th and Jefferson (OH 3-50)		\$0.00	\$0.00	\$0.00	\$0.00

Euclid Beach (OH 3-52)		\$105,000.00	\$75,000.00	\$200,000.00	\$0.00
Scranton (OH 3-36)		\$300,000.00	\$150,000.00	\$10,000.00	\$0.00
Oakwood Villas (OH 3-54)		\$100,000.00	\$100,000.00	\$250,000.00	\$0.00
Puritas (OH 3-56)		\$0.00	\$0.00	\$0.00	\$0.00
Bellaire (OH 3-71)		\$30,000.00	\$100,000.00	\$0.00	\$0.00

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A. Development Number/Name	Work State. for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
Noah East (OH 3-72)		\$30,000.00	\$0.00	\$0.00	\$0.00
Scattered Sites (OH 3-73)		\$102,500.00	\$102,500.00	\$92,500.00	\$82,500.00
Scattered Sites (OH 3-75)		\$102,500.00	\$102,500.00	\$92,500.00	\$82,500.00
Oakwood Gardens (OH 3-74)	See	\$30,000.00	\$105,000.00	\$30,000.00	\$30,000.00
Fairway (OH 3-77)	Annual	\$40,000.00	\$10,000.00	\$10,000.00	\$10,000.00
West Blvd. (OH 3-53B)		\$80,000.00	\$65,000.00	\$65,000.00	\$65,000.00
Woodhill Shale (OH 3-42A)	Statement	\$75,000.00	\$0.00	\$0.00	\$0.00
Riverview Tower (OH 3-25)		\$0.00	\$0.00	\$0.00	\$0.00
Woodland Scattered (OH 3-06)		\$75,000.00	\$0.00	\$0.00	\$0.00

PHA Wide Vacancy Reduction		\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
PHA Wide 504 Upgrades		\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
PHA Wide Lead Projects		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00

Five-Year Action Plan
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Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-01 Valleyview				OH 3-01 Valleyview			
		purchase new scooters		\$50,000.00		replace roofs		\$150,000.00
		exterior building improvements		\$250,000.00		exterior building improvements		\$250,000.00
		community day care center upgrades		\$150,000.00		community day care center upgrades		\$150,000.00
		504 requirement upgrades		\$250,000.00		mgmt office rehab		\$100,000.00
						increase exterior lighting		\$100,000.00
						Install new heating system		\$2,500,000.00
		OH 3-03 Outhwaite				OH 3-03 Outhwaite		
		replace windows in non-mod units		\$100,000.00		replace windows in non-mod units		\$100,000.00
		Phase II renovation of Stokes Center		\$750,000.00		non-mod plumbing upgrades		\$100,000.00
		non-mod plumbing upgrades		\$100,000.00		non-mod electrical upgrades		\$100,000.00
		non-mod electrical upgrades		\$100,000.00				
	OH 3-04 Woodhill Homes				OH 3-04 Woodhill Homes			
	community center renovation		\$750,000.00		community center renovation		\$750,000.00	
					repair guard rails throughout estate		\$150,000.00	
	Subtotal of Estimated Cost				Subtotal of Estimated Cost			

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Physical Needs Work Statement(s)
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Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-07 Carver Park	Modernize 50 units in HOPE VI Phase 3 sewer repair and replacement (A/B) roof replacement (A/B) install new playgrounds (A/B)		\$5,000,000.00 \$200,000.00 \$150,000.00 \$50,000.00	OH 3-07 Carver Park	Modernize 51 units in HOPE VI Phase 4 build new laundry areas (A/B) improve landscaping, fence installation (A/B) roof replacement (A/B) sewer repair and replacement (A/B)		\$5,100,000.00 \$75,000.00 \$60,000.00 \$150,000.00 \$200,000.00
	OH 3-08 Riverside Park	Replace furnace and water tanks as needed Vinyl siding and roof replacements as needed Sewage and drain system repair/replacement install security screens as needed		\$25,000.00 \$250,000.00 \$200,000.00 \$100,000.00	OH 3-08 Riverside Park	improve underground drain lines furnace/water tank replacement install security screens as needed install address posts and signs erect guard rails increase exterior lighting replace appliances as needed		\$100,000.00 \$25,000.00 \$100,000.00 \$50,000.00 \$20,000.00 \$25,000.00 \$25,000.00
Subtotal of Estimated Cost					Subtotal of Estimated Cost			

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**Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)**

U.S. Department of Housing
and Urban Development
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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-11 Cedar Extension	landscaping and fence installation (HR) laundry room renovation (HR) exterior lighting upgrade (HR)		\$50,000.00 \$150,000.00 \$50,000.00	OH 3-11 Cedar Extension	install handrails in hallways (HR) improve hallway air circulation/ventilation (HR) install security cameras (HR) plumbing upgrade (HR) mini-mod 20 units per year (F) furnace replacement and wiring upgrade (F)		\$50,000.00 \$150,000.00 \$50,000.00 \$300,000.00 \$600,000.00 \$25,000.00
	OH 3-13 Garden Valley	furnace replacement (25) hot water heater replacement (25) replace/repair all underground plumbing/sewer electrical upgrades throughout estate additional exterior lighting repair/replace water spickets on buildings upgrade Community Building		\$10,000.00 \$10,000.00 \$100,000.00 \$100,000.00 \$50,000.00 \$100,000.00 \$600,000.00	OH 3-13 Garden Valley	replace/repair all underground plumbing/sewer electrical upgrades throughout estate furnace replacement (25) hot water heater replacement (25)		\$200,000.00 \$200,000.00 \$10,000.00 \$10,000.00
Subtotal of Estimated Cost					Subtotal of Estimated Cost			

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**Five-Year Action Plan
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Physical Needs Work Statement(s)
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U.S. Department of Housing
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Office of Public and Indian Housing

Work Statement for Year 1	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002			
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity
				Page 3 of 18			

FFY: 2000	Major Work Categories		Major Work Categories		
See Annual Statement	OH 3-14 Olde Cedar		OH 3-14 Olde Cedar		
	correct/replace windows/security screens	\$250,000.00	mini-blinds	\$50,000.00	
	exterior balcony upgrades	\$150,000.00	furnace replacement (20 per year)	\$50,000.00	
	replace cabinetry (10 units per year)	\$15,000.00	cabinetry replacement (10 per year)	\$15,000.00	
	OH 3-17 Crestview		OH 3-17 Crestview		
	window and screen replacements	\$400,000.00	additional exterior lighting	\$25,000.00	
			kitchen/bathroom upgrades (25/year)	\$162,500.00	
	OH 3-16 Lakeview Terrace		OH 3-16 Lakeview Terrace		
	doorbell installation in walk-up buildings	\$125,000.00			
	Comp. Mod. 12 buildings with HOPE VI funding (Reprogrammed from 1998 CGP budget)	\$2,500,000.00			
Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Five-Year Action Plan
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Physical Needs Work Statement(s)
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U.S. Department of Housing
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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
	OH 3-18				OH 3-18			

See Annual Statement	King Kennedy South			King Kennedy South		
	Replace locks on screen doors (F)		\$30,000.00	drain pipes and gutters (F)		\$75,000.00
	OH 3-26 King Kennedy North			OH 3-26 King Kennedy North		
	replace sewer lines in building		\$600,000.00	replace sewer lines in building		\$600,000.00
	OH 3-21 Wade			OH 3-21 Wade		
	install commercial kitchen in community room		\$25,000.00	upgrade kitchens/bathrooms (HR) 1 floor/year		\$65,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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**Five-Year Action Plan
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U.S. Department of Housing
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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
	OH 3-22 Springbrook			OH 3-22 Springbrook		

See Annual Statement	plumbing upgrade (HR)		\$250,000.00	upgrade kitchens/bathrooms (HR) 1 floor/year	\$65,000.00
				replace furnaces (F)	\$10,000.00
				renovate golden age center (HR)	\$75,000.00
	OH 3-24 Willson			OH 3-24 Willson	
	complete perimeter fence installation		\$100,000.00	replace windows, doors, siding (F)	\$250,000.00
				landscaping (F)	\$75,000.00
				play area upgrades (F)	\$100,000.00
				replace heating controls in each unit (HR)	\$100,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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for Year 1 FFY: 2000	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-30 LaRonde			OH 3-30 LaRonde		
	upgrade drain system		\$50,000.00	replace radiators		\$50,000.00
	upgrade balcony		\$50,000.00	replace bathroom fixtures		\$15,000.00
	exterior building repair		\$120,000.00	replace carpet in units as needed		\$15,000.00
	replace bathroom fixtures		\$15,000.00			
	install or replace garbage disposals		\$15,000.00			
	replace carpet in units as needed		\$15,000.00			
	OH 3-31 Lakeview High-Rise			OH 3-31 Lakeview High-Rise		
	1st floor common area renovations		\$50,000.00	parking lot repair		\$50,000.00
				upgrade kitchens (15 units per year)		\$50,000.00
OH 3-30A Park Denison			OH 3-30A Park Denison			
Upgrade all kitchens and bathrooms		\$169,000.00	install security camera		\$20,000.00	
			replace appliances as needed		\$10,000.00	
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost

See Annual Statement	OH 3-30B Manhattan			OH 3-30B Manhattan		
	upgrade kitchen cabinets		\$15,000.00	install handicap accessible automatic front door		\$10,000.00
	replace bathroom fixtures and shower heads		\$15,000.00	replace carpeting as needed		\$15,000.00
	replace carpeting as needed		\$15,000.00	replace appliances as needed		\$15,000.00
	replace appliances as needed		\$15,000.00	cycle paint units and common areas		\$10,000.00
	cycle paint units and common areas		\$10,000.00	replace exhaust fans in units		\$15,000.00
	OH 3-33 Bellaire Gardens A/B buildings			OH 3-33 Bellaire		
	replace kitchen cabinets (A)		\$25,000.00	cycle paint (A)		\$25,000.00
	replace carpet in units (B)		\$50,000.00	upgrade kitchen cabinets (A)		\$35,000.00
	install door closures (B)		\$10,000.00	replace carpet in units (B)		\$50,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
OH 3-32 Addison Townhouses				OH 3-32 Addison Townhouses		
fence installation (TH)			\$75,000.00	install water spigot (TH)		\$3,000.00

See	replace closet doors and tracks (TH)		\$20,000.00	install wooden fences in rear of each yard (TH)	\$20,000.00
	install light fixtures in living room ceilings (TH)		\$5,000.00	install mini-blinds (TH)	\$5,000.00
Annual	upgrade kitchens (TH)		\$25,000.00	replace carpeting (TH)	\$25,000.00
	upgrade bathrooms (TH)		\$25,000.00	build larger storage sheds (TH)	\$15,000.00
Statement	OH 3-34 Addison Square			OH 3-34 Addison Square	
	install screens on hallway/laundry room windows (HR)		\$10,000.00	install folding tables/seating for laundry room (HR)	\$10,000.00
	replace both sets of entrance doors (HR)		\$20,000.00	replace all window screens (HR)	\$40,000.00
	replace laundry/storage room doors (HR)		\$15,000.00	install a/c in all units (HR)	\$20,000.00
	install a/c in all units (HR)		\$20,000.00		
	OH 3-38, 38C Landon/Walton			OH 3-38, 38C Landon/Walton	
	OH 3-35 Beachcrest			OH 3-35 Beachcrest	
	replace appliances		\$10,000.00	replace appliances	\$10,000.00
				electrical system upgrade	\$75,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
See	OH 3-39 Mt. Auburn				OH 3-39 Mt. Auburn			
	replace windows			\$250,000.00	upgrade kitchens and bathrooms (1 floor/year)			\$100,000.00
					install security cameras in hallways			\$25,000.00

Annual Statement	OH 3-37 Apthorp			OH 3-37 Apthorp	
	upgrade kitchens and bathrooms (10 per year) upgrade picnic area		\$65,000.00 \$25,000.00	upgrade kitchens and bathrooms (10 per year)	\$65,000.00
	OH 3-40 Lorain			OH 3-40 Lorain	
	repair balconies		\$50,000.00	Replace interior plumbing and sewage lines	\$200,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-41 Miles Elmerge			OH 3-41 Miles Elmerge		
	upgrade kitchens and bathrooms (HR) 10/year		\$65,000.00	install ventilation in hallways (HR)		\$40,000.00
	install ventilation in hallways (HR)		\$40,000.00	replace windows (HR)		\$750,000.00
	repair porch railings and concrete (HR)		\$150,000.00	repair porch railings and concrete (HR)		\$150,000.00
	replace roof on Community Room		\$50,000.00	upgrade kitchens and bathrooms (HR) 10/year		\$65,000.00
			Page 10 of 18			
	OH 3-42			OH 3-42		

	Bohn			Bohn		
	install a/c in hallways increase plumbing capacity		\$80,000.00 \$35,000.00			
	OH 3-45 Harvard Scattered			OH 3-45 Harvard Scattered		
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-44 Union Square			OH 3-44 Union Square		
	upgrade kitchens and bathrooms (10 per year) sliding patio door replacement landscaping		\$65,000.00 \$15,000.00 \$10,000.00	roof replacement upgrade kitchens and bathrooms (10 per year)		\$200,000.00 \$65,000.00
	OH 3-50 W.5th and Jefferson			OH 3-50 W.5th and Jefferson		

	OH 3-52 Euclid Beach			OH 3-52 Euclid Beach		
	upgrade light fixtures in hallways replace freight elevator		\$30,000.00 \$75,000.00	heating upgrades		\$75,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002		
	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-36 Scranton			OH 3-36 Scranton		
	Replace windows		\$300,000.00	replace appliances (30 per year)		\$10,000.00
				install heating system in foyer		\$25,000.00
				replace unit carpeting (North side)		\$20,000.00
				install hallway carpeting (South side)		\$20,000.00
				install nurse call system in every south wing unit		\$75,000.00
	OH 3-54 Oakwood Villas			OH 3-54 Oakwood Villas		

replace stoves	\$10,000.00	replace stoves	\$10,000.00
replace washer/dryer units (25 total)	\$10,000.00	replace washer/dryer units (25 total)	\$10,000.00
replace a/c units (25 total)	\$10,000.00	replace a/c units (25 total)	\$10,000.00
level sidewalks	\$20,000.00	level sidewalks	\$20,000.00
replace tile in kitchens and bathrooms	\$25,000.00	replace tile in kitchens and bathrooms	\$25,000.00
replace cabinets	\$25,000.00	replace cabinets	\$25,000.00
OH 3-56		OH 3-56	
Puritas		Puritas	
Subtotal of Estimated Cost		Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001			Work Statement for Year 3 FFY: 2002				
	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
See	OH 3-71	Bellaire Townhouses			OH 3-71	Bellaire Townhouses		
		replace kitchen cabinetry		\$20,000.00		replace shingle roof		\$100,000.00
		landscaping		\$10,000.00				

Annual Statement	OH 3-72 Noah East			OH 3-72 Noah East	
	waterproof basements		\$30,000.00		
	OH 3-73 Scattered Sites			OH 3-73 Scattered Sites	
	Replace roofs		\$37,500.00	Replace roofs	\$37,500.00
	replace vinyl siding		\$12,500.00	replace vinyl siding	\$12,500.00
	water proof basements		\$10,000.00	water proof basements	\$10,000.00
	structural repairs		\$12,500.00	structural repairs	\$12,500.00
	repair porches		\$10,000.00	repair porches	\$10,000.00
	repair driveways		\$10,000.00	repair driveways	\$10,000.00
	replace security screen doors		\$10,000.00	replace security screen doors	\$10,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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for Year 1 FFY: 2000	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	OH 3-73 Scattered Sites			OH 3-73 Scattered Sites			
	Replace roofs		\$37,500.00	Replace roofs		\$37,500.00	
	replace vinyl siding		\$12,500.00	replace vinyl siding		\$12,500.00	
	water proof basements		\$10,000.00	water proof basements		\$10,000.00	
	structural repairs		\$12,500.00	structural repairs		\$12,500.00	
	repair porches		\$10,000.00	repair porches		\$10,000.00	
	repair driveways		\$10,000.00	repair driveways		\$10,000.00	
	replace security screen doors		\$10,000.00	replace security screen doors		\$10,000.00	
	OH 3-74 Oakwood Gardens			OH 3-74 Oakwood Gardens			
	replace roofs (5 per year)		\$25,000.00	replace roofs (5 per year)		\$25,000.00	
	replace carpet in units (5 per year)		\$5,000.00	replace carpet in units (5 per year)		\$5,000.00	
				replace windows		\$75,000.00	
		Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-77	Fairway			OH 3-77	Fairway		
		install a/c in each unit		\$10,000.00		replace carpet (10 units per year)		\$10,000.00
		upgrade heating and cooling systems in lobby, community rooms and common areas		\$20,000.00				
		replace carpet (10 units per year)		\$10,000.00				
	OH 3-53B	West Blvd.			OH 3-53B	West Blvd.		
		upgrade kitchens and bathrooms (10 per year)		\$65,000.00		upgrade kitchens and bathrooms (10 per year)		\$65,000.00
		upgrade hallway lighting		\$15,000.00				
	OH 3-42A	Woodhill Shale			OH 3-42A	Woodhill Shale		
		drainage and sewer repair		\$75,000.00				

Subtotal of Estimated Cost

Subtotal of Estimated Cost

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	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-25	Riverview Tower			OH 3-25	Riverview Tower		
	OH 3-06	Woodland Scattered			OH 3-06	Woodland Scattered		
		renovate kitchens and bathrooms (Baldwin)		\$50,000.00				
		landscaping (Baldwin)		\$25,000.00				
		Housing Authority-Wide 504 Upgrades		\$125,000.00		Housing Authority-Wide 504 Upgrades		\$125,000.00
	Housing Authority-Wide Lead Projects		\$100,000.00		Housing Authority-Wide Lead Projects		\$100,000.00	

	Housing Authority-Wide Contingency		\$657,502.00	Housing Authority-Wide Contingency		\$861,002.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost		

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA Wide Administration		\$2,471,965.00	PHA Wide Administration		\$2,471,965.00
	PHA Wide Cost Allocation		\$800,000.00	PHA Wide Cost Allocation		\$800,000.00
	Fees and Costs PHA Wide In-house A/E		\$300,000.00	Fees and Costs PHA Wide In-house A/E		\$300,000.00
	PHA Wide Vacancy Reduction		\$400,000.00	PHA Wide Vacancy Reduction		\$400,000.00
	Other (dwelling/nondwelling equipment)		\$800,000.00	Other (dwelling/nondwelling equipment)		\$800,000.00

	PHA Wide Management Improvements and Security	\$5,736,332.00	PHA Wide Management Improvements and Security	\$5,736,332.00
	Replacement Housing	\$3,250,000.00	Replacement Housing	\$3,250,000.00
	Provide and/or replace computers at estates	\$25,000.00	Provide and/or replace computers at estates	\$25,000.00
	Subtotal of Estimated Cost	\$31,639,799.00	Subtotal of Estimated Cost	\$31,639,799.00

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	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost	
	Major Work Categories				Major Work Categories				
See Annual Statement	OH 3-01	Valleyview			OH 3-01	Valleyview			
		exterior building improvements		\$150,000.00		exterior building improvements		\$150,000.00	
		replace roofs		\$300,000.00		replace roofs		\$300,000.00	
		management office rehab		\$50,000.00		management office rehab		\$50,000.00	
		upgrade bathrooms and kitchens (150 units)		\$975,000.00		upgrade bathrooms and kitchens (150 units)		\$975,000.00	
		OH 3-03	Outhwaite			OH 3-03	Outhwaite		
		roof replacement		\$150,000.00		roof replacement		\$150,000.00	
		comp.mod 20 units		\$2,000,000.00		comp.mod. 17 units		\$1,745,154.00	
		Phase II renovation of Stokes Center		\$250,000.00		landscape improvements		\$100,000.00	
		nonmod plumbing upgrades		\$100,000.00		interior stairwell repairs		\$150,000.00	
		nonmod electrical upgrades		\$100,000.00		provide additional parking		\$250,000.00	
		upgrade play areas		\$100,000.00					
		install radiator covers		\$100,000.00					
		replace windows in non-mod. units		\$100,000.00					
		OH 3-04	Woodhill Homes			OH 3-04	Woodhill Homes		

mini mod (20 units per year)		\$600,000.00	mini-mods (50 units per year)	\$1,500,000.00
community center renovation		\$750,000.00	community center renovation	\$500,000.00
Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
See Annual Statement	OH 3-07 Carver Park				OH 3-07 Carver Park			
		sewer repair and replacement (A/B block)		\$200,000.00		sewer repair and replacement (A/B block)		\$200,000.00
		roof replacement (A/B block)		\$100,000.00		roof replacement (A/B block)		\$100,000.00
		OH 3-08 Riverside				OH 3-08 Riverside		
		improve underground drain lines		\$250,000.00		improve underground drain lines		\$250,000.00
		install security screens as needed		\$100,000.00		install security screens as needed		\$100,000.00
		install playgrounds and fencing		\$250,000.00		install playgrounds and fencing		\$250,000.00
		replace appliances as needed		\$25,000.00		replace appliances as needed		\$25,000.00
		replace metal windows with vinyl		\$350,000.00		replace metal windows with vinyl		\$350,000.00
		parking lot repairs		\$100,000.00		parking lot repairs		\$100,000.00

OH 3-11 Cedar Extension			OH 3-11 Cedar Extension		
mini-mod 50 units per year (F)		\$1,500,000.00	mini-mod 50 units per year (F)		\$1,500,000.00
Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
See Annual	OH 3-13 Garden Valley				OH 3-13 Garden Valley			
	upgrade electrical			\$100,000.00	mini-mods (100 units per year)			\$3,000,000.00
	landscaping			\$280,000.00	mailbox system upgrade			\$250,000.00
	mini-mods (50 units per year)			\$1,500,000.00	repair parking lots			\$200,000.00
	furnace replacement (25)			\$10,000.00	install additional fencing			\$200,000.00
hot water heater replacement (25)			\$10,000.00	upgrade play areas			\$200,000.00	
Statement	OH 3-14 Olde Cedar				OH 3-14 Olde Cedar			

	furnace replacement (20 per year)	\$50,000.00	furnace replacement (20 per year)	\$50,000.00
	cabinetry replacement (10 per year)	\$15,000.00	cabinetry replacement (10 per year)	\$15,000.00
Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
See	OH 3-17 Crestview			OH 3-17 Crestview		
	window and shade replacement		\$35,000.00	closed circuit cable TV to view entryway visitors		\$50,000.00
	kitchen/bathroom upgrades (15/year)		\$100,000.00	plumbing and sewer repairs		\$150,000.00

Annual Statement			fencing		\$200,000.00
			landscaping		\$150,000.00
			kitchen/bathroom upgrades (15/year)		\$100,000.00
	OH 3-16 Lakeview Terrace		OH 3-16 Lakeview Terrace		
			playground installation		\$200,000.00
Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1	Work Statement for Year 4				Work Statement for Year 5			
	FFY: 2003				FFY: 2004			
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost

FFY: 2000	Major Work Categories		Major Work Categories	
See Annual Statement	OH 3-18 King Kennedy South		OH 3-18 King Kennedy South	
	OH 3-26 King Kennedy North		OH 3-26 King Kennedy North	
	OH 3-21 Wade upgrade kitchens/bathrooms (HR) 1 floor/year	\$65,000.00	OH 3-21 Wade upgrade kitchens/bathrooms (HR) 1 floor/year	\$65,000.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	

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	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-22 Springbrook	upgrade kitchens/bathrooms (HR) 1 floor/year		\$65,000.00	OH 3-22 Springbrook	upgrade kitchens/bathrooms (HR) 1 floor/year		\$65,000.00
	OH 3-24 Willson	repair heating system in all units (HR)		\$100,000.00	OH 3-24 Willson			

Subtotal of Estimated Cost

Subtotal of Estimated Cost

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-30 LaRonde			OH 3-30 LaRonde		
	replace radiators		\$50,000.00			
	replace bathroom fixtures		\$15,000.00	replace bathroom fixtures		\$15,000.00
	replace carpet in units as needed		\$15,000.00	replace carpet in units as needed		\$15,000.00
	OH 3-31 Lakeview High-Rise			OH 3-31 Lakeview High-Rise		
	management office upgrade		\$75,000.00			
	upgrade kitchens (15 units per year)		\$50,000.00	upgrade kitchens (15 units per year)		\$50,000.00

	OH 3-30A Park Denison			OH 3-30A Park Denison	
	electrical upgrading (especially hallways)		\$20,000.00	replace unit doors	\$20,000.00
Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost	Development Number/Name Major Work Categories	General Description of	Quantity	Estimated Cost
See Annual Statement	OH 3-30B Manhattan				OH 3-30B Manhattan			
		replace carpeting as needed		\$15,000.00				
		replace appliances as needed		\$15,000.00				
		cycle paint units and common areas		\$10,000.00				
	OH 3-33				OH 3-33			

	Bellaire Gardens A/B buildings			Bellaire	
	cycle paint (A)		\$25,000.00		
	upgrade kitchen cabinets (A)		\$35,000.00		
	replace carpet in units (B)		\$50,000.00		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OH 3-32 Addison Townhouses replace carpeting (TH)		\$25,000.00 Page 10 of 18	OH 3-32 Addison Townhouses replace carpeting (TH)		\$25,000.00

Annual Statement	OH 3-34 Addison Square			OH 3-34 Addison Square		
	OH 3-38, 38C Landon/Walton			OH 3-38, 38C Landon/Walton		
	OH 3-35 Beachcrest			OH 3-35 Beachcrest		
	appliances		\$10,000.00			
	electrical system upgrade		\$75,000.00			
	roof replacement		\$250,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost

See Annual Statement	OH 3-39 Mt. Auburn		OH 3-39 Mt. Auburn	
	upgrade kitchens and bathrooms (1 floor/year)	\$100,000.00	upgrade kitchens and bathrooms (1 floor/ year)	\$100,000.00
	OH 3-37 Apthorp		OH 3-37 Apthorp	
	upgrade kitchens and bathrooms (10 per year)	\$65,000.00	upgrade kitchens and bathrooms (10 per year)	\$65,000.00
	carpet replacement in all units	\$100,000.00		
	replace screen doors in all units	\$50,000.00		
	OH 3-40 Lorain		OH 3-40 Lorain	
	Replace cooling system in common areas	\$50,000.00		
Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-41 Miles Elmarge			OH 3-41 Miles Elmarge		
	upgrade kitchens and bathrooms (HR) 10/year		\$65,000.00	upgrade kitchens and bathrooms (HR) 10/year		\$65,000.00
	upgrade electrical system(HR)		\$150,000.00			
	OH 3-42 Bohn			OH 3-42 Bohn		
	OH 3-45 Harvard Scattered			OH 3-45 Harvard Scattered		

Subtotal of Estimated Cost

Subtotal of Estimated Cost

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	Development Number/Name Major Work Categories	Quantity	Estimated Cost	Development Number/Name Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-44 Union Square			OH 3-44 Union Square		
	exterior building repair and tuckpointing		\$250,000.00	upgrade kitchens and bathrooms (10 per year)		\$65,000.00
	install surveillance cameras on all floors		\$25,000.00	sliding patio door replacement		\$15,000.00
	install fence at St. Catherine Street entryway		\$20,000.00	landscaping		\$10,000.00
	window replacement		\$750,000.00			
	upgrade kitchens and bathrooms (10 per year)		\$65,000.00			
	OH 3-50 W.5th and Jefferson			OH 3-50 W.5th and Jefferson		
	OH 3-52 Euclid Beach			OH 3-52 Euclid Beach		
	roof replacement		\$200,000.00			

	Subtotal of Estimated Cost			Subtotal of Estimated Cost	

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-36 Scranton replace appliances (30 per year)		\$10,000.00	OH 3-36 Scranton		
	OH 3-54 Oakwood Villas replace tile in kitchens and bathrooms		\$25,000.00	OH 3-54 Oakwood Villas		

	replace cabinets		\$25,000.00		
	window replacement		\$200,000.00		
	OH 3-56 Puritas			OH 3-56 Puritas	
Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OH 3-71 Bellaire Townhouses			OH 3-71 Bellaire Townhouses		

Annual Statement	OH 3-72 Noah East			OH 3-72 Noah East		
	OH 3-73 Scattered Sites			OH 3-73 Scattered Sites		
	replace roofs		\$37,500.00	replace roofs	\$37,500.00	
	replace vinyl siding		\$12,500.00	replace vinyl siding	\$12,500.00	
	water proof basements		\$10,000.00	structural repairs	\$12,500.00	
	structural repairs		\$12,500.00	repair porches	\$10,000.00	
	repair porches		\$10,000.00	repair driveways	\$10,000.00	
	repair driveways		\$10,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

form HUD-52834 (10/96)

ref Handbook 7485.3

**Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)**

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

Work Statement for Year 1	Work Statement for Year 4				Work Statement for Year 5			
	FFY: 2003				FFY: 2004			
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost

FFY: 2000	Major Work Categories			Major Work Categories			
See Annual Statement	OH 3-73 Scattered Sites			OH 3-73 Scattered Sites			
	replace roofs		\$37,500.00	replace roofs		\$37,500.00	
	replace vinyl siding		\$12,500.00	replace vinyl siding		\$12,500.00	
	water proof basements		\$10,000.00	structural repairs		\$12,500.00	
	structural repairs		\$12,500.00	repair porches		\$10,000.00	
	repair porches		\$10,000.00	repair driveways		\$10,000.00	
	repair driveways		\$10,000.00				
	OH 3-74 Oakwood Gardens			OH 3-74 Oakwood Gardens			
	replace carpet in units (5 per year)		\$5,000.00	replace carpet in units (5 per year)		\$5,000.00	
	replace roofs (5 per year)		\$25,000.00	replace roofs (5 per year)		\$25,000.00	
	Subtotal of Estimated Cost				Subtotal of Estimated Cost		

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY: 2003			Work Statement for Year 5 FFY: 2004				
	Development Number/Name	General Description of	Quantity	Estimated Cost	Development Number/Name	General Description of	Quantity	Estimated Cost
	Major Work Categories				Major Work Categories			
See Annual Statement	OH 3-77 Fairway				OH 3-77 Fairway			
		replace carpet (10 units per year)		\$10,000.00		replace carpet (10 units per year)		\$10,000.00
	OH 3-53B West Blvd.				OH 3-53B West Blvd.			
		upgrade kitchens and bathrooms (10 per year)		\$65,000.00		upgrade kitchens and bathrooms (10 per year)		\$65,000.00
	OH 3-42A Woodhill Shale				OH 3-42A Woodhill Shale			

Subtotal of Estimated Cost

Subtotal of Estimated Cost

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY: 2003			Work Statement for Year 5 FFY: 2004		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 3-25 Riverview Tower			OH 3-25 Riverview Tower		
	OH 3-06 Woodland Scattered			OH 3-06 Woodland Scattered		
	Housing Authority-Wide 504 Upgrades		\$125,000.00	Housing Authority-Wide 504 Upgrades		\$125,000.00
	Housing Authority-Wide Lead Projects		\$100,000.00	Housing Authority-Wide Lead Projects		\$100,000.00

	Housing Authority-Wide Contingency		\$3,526,502.00	Housing Authority-Wide Contingency		\$3,276,348.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

form HUD-52834 (10/96)

ref Handbook 7485.3

**Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)**

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

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY: 2003			Work Statement for Year 5 FFY: 2004		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA Wide Administration		\$2,471,965.00	PHA Wide Administration		\$2,471,965.00
	PHA Wide Cost Allocation		\$800,000.00	PHA Wide Cost Allocation		\$800,000.00
	Fees and Costs PHA Wide In-house A/E		\$300,000.00	Fees and Costs PHA Wide In-house A/E		\$300,000.00
	PHA Wide Vacancy Reduction		\$400,000.00	PHA Wide Vacancy Reduction		\$400,000.00
	Other (dwelling/nondwelling equipment)		\$800,000.00	Other (dwelling/nondwelling equipment)		\$800,000.00

	PHA Wide Management Improvements and Security	\$5,736,332.00	PHA Wide Management Improvements and Security	\$5,736,332.00
	Replacement Housing	\$3,250,000.00	Replacement Housing	\$3,250,000.00
	Provide and/or replace computers at estates	\$25,000.00	Provide and/or replace computers at estates	\$25,000.00
	Subtotal of Estimated Cost	\$31,639,799.00	Subtotal of Estimated Cost	\$31,639,799.00

form HUD-52834 (10/96)

ref Handbook 7485.3

Attachment E

CERTIFICATION OF PARTICIPATION AND COMMENTS OF THE RESIDENT ADVISORY BOARD ON THE CUYAHOGA METROPOLITAN HOUSING AUTHORITY AGENCY PLAN

Whereas, The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that CMHA drafts and submits an Agency Plan to the Department of HUD;

Whereas, The agency planning process is to include the establishment of a Resident Advisory Board comprised of jurisdictional-wide, resident council members and participants of the Section 8 program;

Whereas, Said Resident Advisory Board was established on September 25, 1999 to participate in the planning process and to make recommendations regarding the Agency Plan;

Whereas, Said Board has studied the Agency Plan draft and subsequently convened three meetings to discuss, in detail, the various components of the plan; and

Whereas, the Resident Advisory Board makes the following observations and comments on behalf of the public housing residents and Section 8 participants regarding the Agency Plan Draft:

Strongly supports the designation of public housing for the near-elderly.

Believes that site-based waiting lists for the 18 designated developments improves housing choice for eligible families.

Recommends that the CMHA provides site-based (including senior versus family expenditures) financial analysis as part of its fiscal reporting process.

Urges the CMHA to initiate state-wide criminal history screening.

Strongly urges CMHA to maintain its minimum rent policy for public housing and initiate minimum rents for the Section 8 program even though QHWRA provides for hardship exemptions and creates additional burden on CMHA to administer the policy.

Better coordinates, eliminates duplication, and reports performance in terms of outcomes on its supportive service and self-sufficiency programs.

Improves and makes available supportive and recreational programs at all elderly sites.

Strongly urges CMHA to improve the deteriorating performance and professionalism of its Police Department.

Build bridges and improve coordination with the City of Cleveland police to improve safety at CMHA properties.

Ensures that family development pet policies are well thought out and enforced, so that owners are required to properly care for their pets and pets do not interfere with the peaceful living enjoyment of neighbors.

Strongly support the development of a public housing program available to public housing and Section 8 families.

Ensures that the community service requirement is designed to provide motivation, encourage self-sufficiency and offer options, and is implemented in a positive and dignified manner.

Be It Resolved, That the Resident Advisory Board, as the representative of the residents of public housing and participants of the Section 8 program, has concluded that the:

Agency Plan adequately presents the strategies, goals and objectives of CMHA.

Agency Plan is reflective of the views and input of the members of the Resident Advisory Board.

Resident Advisory Board has reached a consensus in support of the Agency Plan.

Chairperson
Resident Advisory Board

Secretary
Resident Advisory Board

Date

Date

Attachment F
Strategy for Addressing Impediments to Fair Housing Choice

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE	
Major Impediments Identified in Consolidated Plan	CMHA Action Plan
Lack of a coordinated approach to fair housing throughout the Cuyahoga County region.	Development of Agency Plan included review of the housing needs assessment of the Consolidated Plan(s) and collaboration with City and County housing administrators.
Inadequate enforcement measures by the U.S. Department of Housing and Urban Development to ensure recipients of CDBG funds are taking actions to affirmatively further fair housing.	Outside the control or influence of CMHA
NIMBY-ism attitudes among community residents.	Deconcentration in public housing. Landlord outreach and housing opportunity counseling in Section 8 program.
Inadequate supply of public housing.	Expanded Section 8 program size, replacement housing, tax credit development, homeownership development and site based section 8 assessment.
Existence of a dual housing market –or one market for blacks and a separate market for whites.	Analysis of minority needs and measures to serve. Race/ethnicity tracking of the families served and location housed. Coordination with Cuyahoga Plan to follow-up on all reported cases of discrimination. Adequate payment standards to provide access to neighborhoods of low poverty and minority concentration.
Lending industry refused to support the lending demands of low-income and minority neighborhoods.	Homeownership Program with Community Reinvestment Act participation
Inadequate public transportation system contributes to segregation by limiting suburban job opportunities for urban residents.	Payment standards aligned to cost of rental housing throughout jurisdiction. Identification of areas of opportunity with adequate transportation as part of family briefing. Study to determine feasibility of deducting travel costs related to employment from the calculation of income.
Discrimination against, and scarce and limited housing opportunities for persons with disabilities.	Open Section 8 Waiting List to 5,000 families. Preference for families referred by supportive service agencies for 700+ families and public housing stock supply study.
Discrimination against persons under the protected classes in provision of property insurance	Inclusion of property insurance participation in affordable homeownership program.

Attachment G Public Comments and CMHA Response

Presented by order of Annual Plan contents:

1. Housing Needs

No comments received.

2. Financial Resources

Comment: The Resident Advisory Board recommends that CMHA provides site-based financial analysis, including senior versus family expenditures, as part of its fiscal reporting process.

CMHA Response: The financial information presented in the Annual Plan fits the format that HUD required. CMHA develops and keeps budgets and expenditure records by cost center or estate, so the information is available by type of estate (highrise or family). CMHA converted its accounting records to generally accepted accounting principles (GAAP) during the past year, and plans to develop more sophisticated site-based accounting and reporting systems in the coming year.

3. Policies on Eligibility, Selection and Admissions: Public Housing Eligibility

Comment #1: The Legal Aid Society requested that when CMHA considers an applicant's rental history in assessing whether the applicant is eligible for admission, that it take into account the fact that a very low income family may have a history of non-payment of rent because it could not pay private unsubsidized market rent, and the family seeks and needs admission to public housing for this reason. When such circumstances exist, the family's history of nonpayment of rent should not be a basis for denying the family admission into public housing.

CMHA Response: In checking the payment history of applicants, CMHA has been only looking at evictions. If the eviction has been from private unsubsidized housing, CMHA will generally house the applicant if a plausible explanation for the eviction is provided.

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However, CMHA will deny admission to any applicant who has been evicted from subsidized housing.

Comment #2: The Resident Advisory Board urges CMHA to initiate a state-wide criminal history screening.

CMHA Response: CMHA has explored doing a nationwide criminal history search in the past, but it was costly, about \$30 per applicant regardless of outcome. The application process would be more difficult and intrusive since the companies that provide this service required fingerprints of the applicants. Then, they only flagged those with a record, so another inquiry was required to obtain the specifics, which made it a lengthy process. Although not as complicated, checking state records will also involve a fee and will add time to the process, but CMHA will again investigate expanding criminal checks to the state during the coming year.

3. Policies on Eligibility, Selection and Admissions: Site-based Waiting List

Comment #1: The Resident Advisory Board believes that site-based waiting lists for the 18 designated developments improves housing choice for eligible families.

Comment #2: The Legal Aid Society suggests that CMHA should carefully consider the effect of those waiting lists on CMHA's fair housing and deconcentration obligations.

CMHA Response: CMHA will proceed during the next year to implement site-based waiting lists at eighteen (18) sites, which include the fourteen designated near-elderly buildings, the scattered site properties, and three Hope VI sites at Lakeview, Riverview, and Carver Park. This process will be done in accordance with HUD regulations.

3. Policies on Eligibility, Selection and Admissions: Preferences

Comment: The Legal Aid Society asked whether CMHA's preference for working families include those persons who are unable to work due to age or disability, as is required by HUD.

CMHA Response: No, but CMHA will be revisiting all priority preferences during the coming year.

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3. Policies on Eligibility, Selection and Admissions: Deconcentration and Income Mixing

Comment: The Legal Aid Society suggests that after CMHA conducts the site assessments and identifies the admissions policy measures or incentives referenced in attachment A, CMHA should conduct meetings with interested parties to receive public input on the proposed measures or policies.

CMHA Response: As part of this Annual Plan submission, CMHA has to provide an overall deconcentration strategy to HUD. CMHA will solicit additional public input if this is turned into a formal policy.

4. Rent Determination Policies: Minimum Rent of \$25

Comment #1: The Resident Advisory Board strongly urges CMHA to maintain its minimum rent policy for public housing and initiate minimum rents for the Section 8 program even though QHWRA provides for hardship exemptions and creates additional burden on CMHA to administer the policy.

Comment #2: The Legal Aid Society stated that CMHA should adopt a minimum rent of \$0 for its public housing program as proposed in the Annual Plan for the following three reasons:

First, because of the statutory hardship exceptions to the minimum rent rule, a minimum rent will impose a significant administrative burden on the CMHA staff for no purpose. The hardship exceptions are mandatory, and CMHA is required to notify all minimum rent tenants of the hardship exceptions. If CMHA retains its public housing minimum rent of \$25 (or revises it to a higher amount), the hardship exemptions will be applicable to virtually every CMHA minimum rent tenant and, therefore, virtually no CMHA tenant will be required to pay the minimum rent.

Second, the minimum rent policy is an unfair policy in that it creates a rent formula that requires the families who have the least income (and often no income) to pay a higher percentage of their income for rent than the relatively higher income families. Absent the statutory hardship exemptions that effectively eliminate any minimum rent requirement, these families with minimal or no income would be

unable to pay the minimum rent and, therefore, would be deprived of the opportunity to reside in public housing. CMHA should not adopt a policy that closes its doors to the families that have the least income.

Third, the adoption of a minimum rent of \$0 for the CMHA public housing program does not preclude CMHA from carefully examining the income and resources of any and all CMHA tenants who claim to have minimal or no income. If any CMHA tenant fraudulently or intentionally misrepresents its household income or resources, CMHA may and should terminate the tenants participation in the public housing program.

Comment #3: The Northeast Ohio Coalition for the Homeless strongly support the decrease of minimum rent from \$25 to \$0. Currently, it serves no real purpose but to exclude those with very low income. There is a hardship exemption that many people are eligible for, but are not aware is available. The only thing that a minimum rent does is screen out the very needy from accessing housing. It seems unfair that an individual placed in CMHA housing who has a very low income should be forced to pay a higher percentage of their income because of the minimum rent than other tenants. We believe that doing away with the minimum rent is a positive step to reaffirm the PHAs commitment to serve those most in need. We are seeing a smaller amount of resources directed toward the very low income.

CMHA Response: Since the CMHA Board and residents believe that having a minimum rent is an important policy statement, CMHA will retain a minimum rent of \$25 for FY2000, and has removed the statement "CMHA intends to establish a \$0 minimum rent policy" from the Annual Plan. However, CMHA is going to review the minimum rent question during FY2000, and will initiate a process of communicating the hardship exemption provision to all residents as soon as possible. The minimum rent for the Section 8 program will remain at \$0.

4. Rent Determination Policies: Rent Re-determinations

Comment #1: The Legal Aid Society noted that the Annual Plan should state CMHA's policy on the tenant's right to switch between flat rent and income-based rent during the

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period between annual re-examinations. CMHA's policy in this regard should continue to grant tenants the right to switch between these rent standards at any time. This right is especially important when a family member secures a job or loses a job.

CMHA Response: CMHA has always charged a resident the lesser amount of any rent calculation (percent of income or ceiling rent) whenever it might be recalculated.

Comment #2: The Legal Aid Society also suggested that CMHA retain its current policy of not requiring a tenant to report increases in earned income between annual re-examinations, and should revise the Annual Plan so as to state this policy.

CMHA Response: CMHA does not require residents to report income changes between annual re-examinations for earned income, and only those increases over \$65/month for unearned income. This policy was clarified in the Annual Plan.

4. Rent Determination Policies: Section 8 Payment Standards

Comment: The Legal Aid Society suggests that CMHA adopt a Voucher Payment Standard of 110% of FMR, instead of 100% of FMR as proposed in the Annual Plan. This would help to increase the available housing stock for voucher participants, especially given the new 40% limit on family share. Also, this would enable more families to move to non-traditional, non-impacted areas.

CMHA Response: CMHA is currently re-examining the Voucher Payment Standard for the Section 8 program, and is strongly considering establishing a standard that would be 100% to 110%. In addition, CMHA will be requesting that HUD approve a rent exception plan that will allow rents up to 120% in those non-impacted areas.

5. Operations and Management Policies

No comments received.

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6. Grievance Procedures

No comments received.

7. Capital Improvement Needs

No comments received.

8. Demolition and Replacement Units

Comment #1: The Legal Aid Society requests that the current policy of the CMHA Board of Commissioners on replacement units for demolition, which is set forth in a CMHA Board Resolution, should expressly be incorporated into the Annual Plan and should be listed as a supportive document in the Annual Plan.

Comment #2: The Northeast Ohio Coalition for the Homeless stated that the Board of Commissioners rules regarding demolition and replacement be spelled out in the plan.

CMHA Response: CMHA Board Resolution #58-97, which states the current CMHA Replacement Housing policy, will be referenced and added as a supportive document in the Annual Plan.

9. Designation of Housing

Comment #1: The Resident Advisory Board strongly supports the designation of public housing for the near-elderly.

Comment #2: The Legal Aid Society suggested that when CMHA proposes to designate any particular building(s) as housing only for the elderly, that CMHA follow the application and approval procedures set forth by HUD, which include consultation and public hearing requirements.

Comment #3: The Northeast Ohio Coalition for the Homeless stated that while they understand the goal is to concentrate the elderly in safe and nurturing environments, and they understand that there will have to be public comment on this aspect of the plan, they

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do not support any special designation for any public housing unit. There is such a huge demand for housing in Cuyahoga County that they feel that any designation just slows down the process.

CMHA Response: CMHA will proceed during the next year to implement the designation of the following list of fourteen (14) highrise estates as designated near-elderly buildings. This process will be done in accordance with HUD regulations.

1. Addison Square
2. Apthorp
3. Beachcrest (one of two buildings)
4. Bohn Tower
5. Cedar Extension
6. Euclid Beach
7. Fairway Manor
8. King Kennedy North
9. Lorain Square
10. Mt. Auburn
11. Oakwood Villas
12. Riverview Tower
13. Scranton Castle
14. Springbrook

10. Conversions of Public Housing

No comments received.

11. Homeownership

Comment: The Resident Advisory Board strongly supports the development of a homeownership program available for public housing and Section 8 families.

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CMHA Response: CMHA is in process of developing a homeownership program that will enable qualified public housing residents to purchase single family homes from CMHA's current scattered site unit inventory or for those purchased in the future as replacement housing units. This plan will be submitted in FY2000 after HUD issues its new homeownership program regulations. CMHA will also be involved with the City of Cleveland's Homeownership Zone through the provision of Nehemiah-like second mortgage loans for qualified low income families which will be funded from the Carver Park HOPE VI grant.

12. Community Service Programs: Community Service Provision

Comment #1: The Legal Aid Society points out that CMHA proposes a policy in the Annual Plan Executive Summary that would deny any request for a decrease in rent if the request is based on a decrease in household income due to welfare time limits. This proposed policy is unlawful and thus should not be adopted.

CMHA Response: The section which said "reaching a lifetime limit" of the statement in question was incorrect and has been removed.

Comment #2: The Resident Advisory Board asks that CMHA ensure that the community service requirement is designed to provide motivation, encourage self-sufficiency and offer options, and is implemented in a positive and dignified manner.

CMHA Response: Although HUD has not yet issued regulations on how the community service requirement will be implemented, CMHA will strive to implement this provision in a way that promotes self-sufficiency and a positive experience for residents. All services must be provided in a manner that does not intimidate or discourage residents from participating. CMHA's Resident Opportunity and Community Initiatives (ROCI) Department will be working hard to increase residents' capacity to navigate systems, and ensure that staff as well as service providers understand the importance of providing information in a clear and sensitive manner.

12. Community Service Programs: Services and Programs

Comment #1: The Resident Advisory Board suggests that CMHA better coordinate, eliminate duplication, and report performance in terms of outcomes on its supportive service and self-sufficiency programs.

Comment #2: The LAC President at King Kennedy South expressed the need for 24 hour daycare to support resident programs, and rehabilitation programs to address the drug and alcohol problems.

CMHA Response: The primary goal of the ROCI Department is to create diverse opportunities for residents to work towards self-sufficiency. To provide more diversity than can be provided through traditional grant funded programs, ROCI will explore other avenues of funding, establish additional collaborations within the Cleveland community, and solicit service providers. Part of better coordinating services and eliminating duplication will involve residents traveling to where the services are offered, like the Social Services Mall. CMHA plans on implementing a scheduled transportation system to offer residents better mobility and provide access to these programs. In addition to holding program providers more accountable for their performance, improved reporting will occur through HUD's requirement that self-sufficiency programs be reported in terms of the changes that take place in the lives of residents rather than just reporting the number of residents receiving service.

Comment #3: The Resident Advisory Board also suggests that CMHA improves and makes available supportive and recreational programs at all elderly sites.

CMHA Response: This effort has begun. In the past, services to seniors have been focused on socialization, with some educational activities. These programs have been large events attracting 600-700 seniors. The ROCI Department understands the need to bring smaller, more intimate programs to all senior sites, and has started working with some of the LACs to identify those services desired by seniors.

13. Crime and Safety

Comment #1: The Resident Advisory Board strongly urges CMHA to improve the deteriorating performance and professionalism of its Police Department.

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CMHA Response: Statistics support the tremendous reduction in crime and trespassers on CMHA properties over the past several years which can be attributed to the CMHA Police Department's effectiveness. As part of the CMHA Police Department's plan, and ongoing effort to upgrade the professionalism of its officers, CMHA has increased the amount of progressive law enforcement training of the officers. CMHA has also been seeking a qualified course in sensitivity training for the officers, and will continue to improve the standards by which officers are selected for hire.

Comment #2: The Resident Advisory Board also urges the CMHA to build bridges and improve coordination with the City of Cleveland Police to improve safety at CMHA properties.

CMHA Response: Over the years, the CMHA Police Department has worked closely and successfully with the City of Cleveland Police Department (CPD) on various law enforcement operations to improve safety at our properties, and much has been done to expand the communication between the two departments to ensure a more cooperative spirit. Statements being made by CPD dispatchers to CMHA residents that are not conducive or representative of this partnership will be addressed by the CPD Chief of Police.

14. Pets

Comment: The Resident Advisory Board recommends that CMHA ensure that family development pet policies are well thought out and enforced, so that owners are required to properly care for their pets and pets do not interfere with the peaceful living enjoyment of neighbors.

CMHA Response: CMHA currently has a pet policy in place for highrise buildings, and upon issuance of the new HUD regulation, will carefully and thoughtfully develop a pet policy for family properties that involve resident input.

15. Civil Rights Certifications

No comments received.

16. Audit

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No comments received.

17. Asset Management

No comments received.

18. Other Information

No comments received.

General Comments

Comment: The Legal Aid Society pointed out that CMHA's references to an affirmative marketing plan for its public housing should acknowledge CMHA's affirmative marketing plan obligations under Banks v. Perk.

CMHA Response: The Affirmative Marketing Plan, dated April 30, 1984, that was developed under the Banks v. Perk consent order will be referenced and added as a supportive document in the Annual Plan.

Comment: The Northeast Ohio Coalition for the Homeless felt that there should be some comment on addressing the large number of vacancies in some of its properties.

CMHA Response: In the 5-Year Plan part of the Agency Plan, CMHA states its objectives for reducing public housing vacancies under the Goal of Increasing the availability of decent, safe, and affordable housing.

Comment: The Northeast Ohio Coalition for the Homeless recommends incorporating a plan to get CMHA staff to be part of the community and familiar with the resources and opportunities available in the area. The downfall of all collaborations with CMHA has traditionally been the inability of the CMHA line staff to be committed to the outcome.

CMHA Response: As CMHA continues to reorganize and reorient staff to fulfilling the mission of the Agency, line staff will have to be more responsive and take more

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responsibility for performing their jobs, with an emphasis on improving communication and follow-up.

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$2,447,497

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

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

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

CMHA's overall objective is to empower residents to attain and sustain self-sufficiency. The Drug Elimination strategy will focus on offering youth alternatives to reduce and/or eliminate substance abuse and offering workforce development to encourage self-sufficiency.

Approximately 1400 youth will receive structured activities and over 400 adults will receive self-sufficiency training and support services.

CMHA has been successful in implementing many programs, including the highly recommended Home Instruction Program for Preschool

Youngsters and Miracle Village. With the 2000 PHDEP grant, we propose early childhood, health and wellness and after school programs.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Carver Park, King Kennedy North, King Kennedy South, Riverside, Outhwaite, Bellaire, Woodhill Homes, Lakeview, Olde Cedar, Olde Cedar II, Cedar Extension, Garden Valley, Valleyview *Police services impact all of CMHA housing units.	7,709*	15,600

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$2,878,750	OH12DEP0030195	\$0.00	GE	Closed
FY 1996	\$2,832,250	OH12DEP0030196	\$0.00	GE	Closed
FY 1997	\$2,777,840	OH12DEP0030197	\$0.00	GE	Closed
FY1998	\$2,756,000	OH12DEP0030198	\$2,395,984.69	None	12/21/2000
FY 1999	\$2,447,497	OH12DEP0030199	\$2,447,497	None	1/23/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

CMHA's drug elimination strategy offers a series of initiatives to empower its residents, particularly the youth, to lead drug-free life styles. CMHA has a long history of partnering with local government agencies, non profits and profit organizations, social service organizations, and health care institutions to provide residents comprehensive services needed for their success. Currently, CMHA partners with more than 30 agencies, providing services through linkages, in-kind contributions and contracts. PHDEP staff oversees all programs to ensure compliance with Federal rules and regulations. On-site visits are scheduled monthly with service providers to lend technical support and to monitor programs. Further, an Evaluator will be procured to evaluate the Drug Elimination programs and grant administration.

B. PHDEP Budget Summary

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

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$ 0.00
9120 - Security Personnel	\$1,209,629.00
9130 - Employment of Investigators	\$ 0.00
9140 - Voluntary Tenant Patrol	\$ 0.00
9150 - Physical Improvements	\$ 0.00
9160 - Drug Prevention	\$ 500,000.00
9170 - Drug Intervention	\$ 440,868.00
9180 - Drug Treatment	\$ 100,000.00
9190 - Other Program Costs	\$ 197,000.00
TOTAL PHDEP FUNDING	\$2,447,497.00

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$ 1,209,629	
Goal(s)		To reduce risk factors associated with the invasion of drugs and related criminal activity through creative law enforcement strategies.					
Objectives		To provide community policing and narcotics units to create safe communities for healthy living.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Community Policing/ Narcotics Unit			1/2001	12/30/2001	\$1,209,629	None	# arrests made and # of crimes reported

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$500,000		
Goal(s) To offer alternatives to drug abuse and to empower residents to become self-sufficient.							
Objectives Provide activities to remove barriers to self-sufficiency and drug abuse.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Early Childhood	100	Age 3-5 years	1/2001	12/30/2001	\$200,000		# of children enrolled
2. Recreation and Sports	1000	Youth	1/2001	12/30/2001	\$200,000		# of youth enrolled
3. Health and Wellness	500	All ages	1/2001	12/30/2001	\$ 50,000		# participants enrolled
4. After School	300	Youth	1/2001	12/30/2001	\$ 50,000		# of youth enrolled

9170 - Drug Intervention					Total PHDEP Funding: \$ 440,868		
Goal(s) To enhance the probabilities for family sufficiency.							
Objectives Provide training and job opportunities to promote self-sufficiency.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

	Served					t /Source)	
1.Workforce Development/Supportive Services	200	Adults	1/2001	12/30/2001	\$350,868	None	# persons enrolled
2.Business Entrepreneurs	20	Youth & Adults	1/2001	12/30/2001	\$ 90,000	None	# businesses started

9180 - Drug Treatment					Total PHDEP Funding: \$ 100,000		
Goal(s)	To reduce risk factors associated with drugs by providing drug treatment opportunities and access to treatment programs.						
Objectives	Provide treatment services that reduce the risk of teens and adults falling victim to drug abuse.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Residential and/or Outpatient Treatment		Teens and adults	1/2001	12/30/2001	\$100,000		# of teens & adults enrolled

9190 - Other Program Costs					Total PHDEP Funds: \$ 197,000		
Goal(s)	To provide over-site for the Drug Elimination Grant						
Objectives	Staff will oversee and coordinate the various programs in the Drug Elimination Plan.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Administration			2/1/2001	12/30/2001	\$197,000	None	# of hours worked
2.							
3.							
4.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	

<i>Item # 9120</i>				
9110				
9120	\$302,407	\$302,407	\$604,815	\$1,209,629
9130	-0-	-0-	-0-	-0-
9140	-0-	-0-	-0-	-0-
9150	-0-	-0-	-0-	-0-
9160	\$125,000	\$125,000	\$250,000	\$500,000
9170	\$110,217	\$110,217	\$220,434	\$440,868
9180	\$ 25,000	\$ 25,000	\$ 50,000	\$100,000
9190	\$ 49,250	\$ 49,250	\$ 98,500	\$197,000
TOTAL	\$611,874	\$611,874	\$1,223,749	\$2,447,497

Section 4: Certifications

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

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$2,447,497**
B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R X
C. FFY in which funding is requested 2000
D. Executive Summary of Annual PHDEP Plan

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

CMHA's overall objective is to empower residents to attain and sustain self-sufficiency. The Drug Elimination strategy will focus on offering youth alternatives to reduce and/or eliminate substance abuse and offering workforce development to encourage self-sufficiency.

Approximately 1400 youth will receive structured activities and over 400 adults will receive self-sufficiency training and support services.

CMHA has been successful in implementing many programs, including the highly recommended Home Instruction Program for Preschool

Youngsters and Miracle Village. With the 2000 PHDEP grant, we propose early childhood, health and wellness and after school programs.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Carver Park, King Kennedy North, King Kennedy South, Riverside, Outhwaite, Bellaire, Woodhill Homes, Lakeview, Olde Cedar, Olde Cedar II, Cedar Extension, Garden Valley, Valleyview *Police services impact all of CMHA housing units.	7,709*	15,600

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$2,878,750	OH12DEP0030195	\$0.00	GE	Closed
FY 1996	\$2,832,250	OH12DEP0030196	\$0.00	GE	Closed
FY 1997	\$2,777,840	OH12DEP0030197	\$0.00	GE	Closed
FY1998	\$2,756,000	OH12DEP0030198	\$2,395,984.69	None	12/21/2000
FY 1999	\$2,447,497	OH12DEP0030199	\$2,447,497	None	1/23/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

CMHA's drug elimination strategy offers a series of initiatives to empower its residents, particularly the youth, to lead drug-free life styles. CMHA has a long history of partnering with local government agencies, non profits and profit organizations, social service organizations, and health care institutions to provide residents comprehensive services needed for their success. Currently, CMHA partners with more than 30 agencies, providing services through linkages, in-kind contributions and contracts. PHDEP staff oversees all programs to ensure compliance with Federal rules and regulations. On-site visits are scheduled monthly with service providers to lend technical support and to monitor programs. Further, an Evaluator will be procured to evaluate the Drug Elimination programs and grant administration.

B. PHDEP Budget Summary

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

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$ 0.00
9120 - Security Personnel	\$1,209,629.00
9130 - Employment of Investigators	\$ 0.00
9140 - Voluntary Tenant Patrol	\$ 0.00
9150 - Physical Improvements	\$ 0.00
9160 - Drug Prevention	\$ 500,000.00
9170 - Drug Intervention	\$ 440,868.00
9180 - Drug Treatment	\$ 100,000.00
9190 - Other Program Costs	\$ 197,000.00
TOTAL PHDEP FUNDING	\$2,447,497.00

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$ 1,209,629	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
To reduce risk factors associated with the invasion of drugs and related criminal activity through creative law enforcement strategies.							
To provide community policing and narcotics units to create safe communities for healthy living.							
1. Community Policing/ Narcotics Unit			1/2001	12/30/2001	\$1,209,629	None	# arrests made and # of crimes reported

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$500,000		
Goal(s) To offer alternatives to drug abuse and to empower residents to become self-sufficient.							
Objectives Provide activities to remove barriers to self-sufficiency and drug abuse.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Early Childhood	100	Age 3-5 years	1/2001	12/30/2001	\$200,000		# of children enrolled
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4. After School	300	Youth	1/2001	12/30/2001	\$ 50,000		# of youth enrolled

9170 - Drug Intervention					Total PHDEP Funding: \$ 440,868		
Goal(s) To enhance the probabilities for family sufficiency.							
Objectives Provide training and job opportunities to promote self-sufficiency.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

	Served					t /Source)	
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9180 - Drug Treatment					Total PHDEP Funding: \$ 100,000		
Goal(s)	To reduce risk factors associated with drugs by providing drug treatment opportunities and access to treatment programs.						
Objectives	Provide treatment services that reduce the risk of teens and adults falling victim to drug abuse.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
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Goal(s)	To provide over-site for the Drug Elimination Grant						
Objectives	Staff will oversee and coordinate the various programs in the Drug Elimination Plan.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Administration			2/1/2001	12/30/2001	\$197,000	None	# of hours worked
2.							
3.							
4.							

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9140	-0-	-0-	-0-	-0-
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