

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

---

# PHA Plans

**Five-Year/Annual Plan Update**  
**Annual Plan for Federal Fiscal Year 2001**  
**(CMHA Fiscal Year 2002 - July 1, 2001 through June 30, 2002)**

**APRIL 13, 2001**

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

---

OMB Approval No: 2577-0226  
Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHA Name:** Cincinnati Metropolitan Housing Authority

**PHA Number:** OH - 004

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2001

**Public Access to Information**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices  
1635 Western Avenue, Cincinnati, OH 45214

**Display Locations for PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA  
16 West Central Parkway, Cincinnati, OH 45210
- 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: (select all that apply)

- Main business office of the PHA  
16 West Central Parkway, Cincinnati, OH 45210
- PHA development management offices  
The Admissions and Continued Occupancy Policy and Public Housing Lease are available for review at the following development management offices:  
**Beechwood**, 330 Forest Avenue, Cincinnati, OH 45229  
**English Woods**, 1990 Sutter Avenue, Cincinnati, OH 45225

**Marquette Manor**, 1999 Sutter Avenue, Cincinnati, OH 45225  
**Evanston**, 1820 Rutland Avenue, Cincinnati, OH 45207  
**Findlater Gardens** 595 Strand Lane, Cincinnati, OH 45232  
**Lincoln Court**, 529-B Ezzard Charles, Cincinnati, OH 45203  
**Maple Tower**, 601 Maple Avenue, Cincinnati, OH 45229  
**Millvale**, 3357 Beekman Street, Cincinnati, OH 45223  
**Park Eden**, 2610 Park Avenue, Cincinnati, OH 45206  
**Pinecrest**, 3951 West 8th Street, Cincinnati, OH 45205  
**President**, 784 Greenwood, Cincinnati, OH 45229  
**Redding**, 3700 Reading Road, Cincinnati, OH 45229  
**Riverview House**, 2538 Hackberry Street, Cincinnati, OH 45206  
**San Marco**, 1601 Madison Road, Cincinnati, OH 45206  
**Stanley Rowe**, 1609 Linn Street, Cincinnati, OH 45214  
**Winton Terrace**, 4848 Winneste Avenue, Cincinnati, OH 45232



Other (list below)

The Section 8 Administrative Plan is also available at:

**Section 8 Department**, 1635 Western Avenue, Cincinnati, OH 45214

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
**(CMHA FISCAL YEARS 2001 - 2005)**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
CMHA will provide a quality, affordable living environment that recognizes our diverse socioeconomic population through responsible collaboration with the greater Hamilton County Community.

**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: Offered from relocation foreclosures and owner opt out of the contract.
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:  
CMHA is targeting the Grandview site for a small-scale mixed-finance and mixed-income development. CMHA will also explore other opportunities for development.
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)  
Each year, CMHA will aim to obtain high-performer designation under the PHAS rating system.
  - Improve voucher management: (SEMAP score)

Each year, CMHA will aim to obtain high-performer designation under the SEMAP rating system.

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:  
CMHA intends to apply for housing replacement factor funds for 144 units at the Grandview (OH 04-39, OH 04-40), 4 units at Quebec (04-29), and 3 units at Winton Ridge Lane (OH 04-43).
- Other: (list below)  
The Lincoln Court and Laurel Homes HOPE VI developments will be privately managed upon completion of the redevelopment.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: ROC Program
- Conduct outreach efforts to potential voucher landlords: Owners Assoc. Meetings / Better Housing League/ Greater Cinti/KY APT Owner Assoc.
- Increase voucher payment standards equal to FMR
- Implement voucher homeownership program: Housing Choice (FSS)
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
As of July 1, 2000, CMHA currently had 12 buildings designated for the seniors and disabled. Some of these buildings are scheduled to be designated for seniors only. The remaining buildings will continue to be senior/disabled buildings. In the first year of the plan, CMHA may designate Park Eden for seniors only. In the second year, CMHA may designate Maple Tower. During the five-year planning period CMHA may also consider designating another building for seniors only, along with a new 54-unit building to be constructed at Lincoln Court.
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 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:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- 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 year's Annual Plan covers CMHA's fiscal year beginning on July 1, 2001 and ending on June 30, 2002. This year's Annual Plan will not require many of the intensive changes that were done in last year's Five-Year/Annual Plan. CMHA's major focus this year will be on the continued implementation of the policies mandated for inclusion in last year's plan, along with enhancing policies as necessary for good management practice. The following is a list of the changes or updates to be implemented in conjunction with the Annual Plan.

**1. Capital Fund Program Application**

The Annual Plan includes a submission request for funding under the Capital Fund Program in the amount of \$18.1 million to support modernization activities in public housing developments.

**2. Drug Elimination Program Application**

The Annual Plan includes a request for funding under the Public Housing Drug Elimination Grant Program in the amount of \$1.6 million to support crime prevention and community development activities in family and senior communities.

**3. Implementation of Public Housing Community Service Requirement**

The federal Community Service Requirement dictates that public housing residents between the ages of 18 and 61 who are unemployed will be required to participate in community service activities for eight (8) hours per month. However, the disabled and those participating in self-sufficiency programs (including those who are meeting the requirements of the Ohio Works First Program) are not required to perform community service. CMHA is also exempting full-time students from the community service requirement, as they are considered to be participating in a self-

sufficiency program. CMHA is encouraging residents to perform the service with resident councils or community agencies.

The Community Service Requirement was included as part of CMHA's current lease agreement last year, however, HUD delayed implementation until July 1st of this year for housing authorities that have CMHA's fiscal year start date so CMHA postponed enforcement. Non-exempt residents must begin completing the service as they move in or are re-certified effective July 1, 2001.

**4. Pet Policy for Public Housing**

Currently, residents wishing to register a pet must pay a \$75 non-refundable fee and a \$200 deposit. Under the new Pet Policy, the whole amount would be considered (\$275 total) a deposit, which means that the whole amount could potentially be refunded.

**5. Maintenance Charge Schedule & Utilities for Public Housing**

Proposed updates have been made to the Maintenance Charge Schedule to reflect changes in the cost of labor, materials, and utilities. As part of CMHA's energy conservation and utility expense reduction plans, some new developments will be included in CMHA's Tenant Paid Utilities Program. Instead of paying all utilities for the residents in the developments, CMHA will provide an allowance that covers reasonable usage that is paid directly to the utility provider on behalf of the resident. Most current residents in the Tenant Paid Utilities Program will benefit from an increased utility allowance to cover increases in the cost of natural gas. CMHA will continue to pay all utilities for elderly/disabled developments and some general occupancy communities, excluding any amounts charged for excess utilities.

**6. Public Housing Site-Based Waiting List**

CMHA is in the midst of the first year of "site-based" waiting lists. There are currently ten (10) site-based waiting lists. Effective July 1, 2001, fifteen (15) waiting list areas will be implemented in some developments in areas that are currently combined in a larger site-based waiting list area. This will allow more applicants to choose a more specific area of the Cincinnati-Hamilton County, OH region where they want to live.

**7. Revised Section 8 Administrative Plan**

Several revisions have been made to the Section 8 Administrative Plan. Several revisions are minor housekeeping issues to provide clarification. Other revisions are important policy changes which include requiring police checks of Section 8 participants before they are admitted to the Section 8 Program.

**8. Updating on Progress in Achieving 5-Year Plan Goals**

An attachment to the Annual Plan provides an update of CMHA's progress in meeting the Five-Year Plan goals. The major goals of the five-year plan include:

- (a) Increasing the availability of safe, decent, and affordable housing;
- (b) Improving the quality of life and economic vitality;
- (c) Promoting self-sufficiency and asset development of families and individuals; and
- (d) Ensuring equal opportunity in housing.

## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

### Table of Contents

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	4
ii. Table of Contents	7
1. Housing Needs	11
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	27
5. Operations and Management Policies	31
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	37
9. Designation of Housing	40
10. Conversions of Public Housing	42
11. Homeownership	44
12. Community Service Programs	46
13. Crime and Safety	49
14. Pets	51
15. Civil Rights Certifications (included with PHA Plan Certifications)	52
16. Audit	53
17. Asset Management	54
18. Other Information	55
19. Attachments	58

### 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 G)
- FY 2001 Capital Fund Program Annual Statement (Attachment A, Part I)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) - **Not Applicable**
- Analysis of Demographic Changes on Site-Based Waiting Lists (Attachment C)
- Implementation of Community Service Requirements (Attachment D)
- PHA Policy on Pet Ownership (Attachment E)
- Progress in Meeting 5-Year Plan Mission and Goals (Attachment F)
- Resident Membership of the PHA Governing Board (Attachment H)
- Membership of the Resident Advisory Boards (Attachment I)

#### Optional Attachments:

- PHA Management Organizational Chart - **Not Applicable**

- FY 2001 Capital Fund Program 5-Year Action Plan (Attachment A, Part II)
- Public Housing Drug Elimination Program (PHDEP) Plan: (Attachment B)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - **Not Applicable, Included in Section 18**
- Other (List below, providing each attachment name)  
Public Participation Process: (Attachment J)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<input type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input type="checkbox"/>	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
<input type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input type="checkbox"/>	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
<input type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input type="checkbox"/>	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
<input type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input type="checkbox"/>	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
<input type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input type="checkbox"/>	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
<input type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input type="checkbox"/>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	32,331	5	5	2	5	4	5
Income >30% but <=50% of AMI	15,506	5	5	2	5	4	5
Income >50% but <80% of AMI	18,110	5	5	2	5	4	5
Elderly	18,574	5	5	2	5	4	5
Families with Disabilities	25,182	5	5	2	5	4	5
Race/Black (<=80AMI)	32,318	5	5	2	5	4	5
Race/White (<=80AMI)	32,134	5	3	2	3	3	1
Race/Asian P.I. (<=80AMI)	432	5	5	2	5	4	5
Race/Am. Indian (<=80AMI)	219	5	5	2	5	4	5
Hispanic (<=80AMI)	427	5	5	2	5	4	5

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: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and 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			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	508		2310
Extremely low income <=30% AMI	367	72.24%	
Very low income (>30% but <=50% AMI)	106	20.87%	
Low income (>50% but <80% AMI)	32	6.30%	
Families with children	206	40.55%	
Elderly families	32	6.30%	
Families with Disabilities	24	4.72%	
White	58	11.42%	
Black	445	87.60%	
Native American	1	0.20%	
Asian	4	0.79%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	273	53.74%	987
2 BR	153	30.12%	865
3 BR	60	11.81%	539
4 BR	17	3.35%	153
5 BR	3	.59%	19
5+ BR	1	.20%	5

<b>Housing Needs of Families on the Waiting List</b>	
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	
<b>Not Applicable</b>	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2510		3212
Extremely low income <=30% AMI	2132	84.94%	
Very low income (>30% but <=50% AMI)	304	12.11%	
Low income (>50% but <80% AMI)	69	2.75%	
Families with children	1457	58.05%	
Elderly families	108	4.30%	
Families with Disabilities	91	3.63%	
White	238	9.48%	
Black	2264	90.20%	
Native American	2	.08%	
Asian	6	.24%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	992	39.52%	548
2 BR	853	33.98%	661
3 BR	531	21.16%	579

Housing Needs of Families on the Waiting List			
4 BR	121	4.82%	136
5 BR	11	.44%	16
5+ BR	2	0.08%	5
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)? 1			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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
- 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
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- 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)

**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: (list below)

**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)  
Community planning sessions with resident council officers and members of various public and community agencies.

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	\$19,048,708	
b) Public Housing Capital Fund	\$18,130,807	
c) HOPE VI Revitalization	\$7,766,875	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$27,027,327	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$1,606,085	
g) Resident Opportunity and Self-sufficiency Grants	\$281,537	
h) Community Development Block Grant	\$0	N/A
i) HOME	\$0	N/A
<b>Other Federal Grants (list below)</b>		
a) Regional Opportunity Counseling	\$248,800	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$46,350	Section 8 Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
a) Public Housing Capital Fund	\$3,697,127	Public Housing Capital Improvements
b) Elderly Services	\$0	Public Housing Supportive Services
c) Congregate Housing Services Program	\$0	Public Housing Supportive Services
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$931,676	Public Housing Safety and Security

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>		
a) Rental Income	\$14,487,100	Public Housing Operations
<b>4. Other income</b> (list below)		
a) Excess Utilities	\$108,625	Public Housing Operations
b) Nondwelling Rental	\$22,000	Other
c) Interest & Other Income	\$899,900	Other
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$94,302,917	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)  
As soon as possible after the filing of application.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? When necessary.
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) When necessary.

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)  
CMHA Crosley Commons II, 1635 Western Avenue, Cincinnati, OH 45214
- 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? 15

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? 5
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
  - 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): CMHA Leasing Department  
1635 Western Avenue, Cincinnati, OH 45214

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- 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)
  1. CMHA will have an incentive transfer program whereby residents have non-scattered site residents have an opportunity to transfer to a scattered site. 3 incentive transfers will be processed for each new admission to the affected scattered site units.
  2. If a family is overhoused or underhoused but not outside the minimum or maximum occupancy standards for the unit, then the transfer will be processed at a rate of 1 transfer for every 4 new admissions.
  3. A transfer to avoid concentrations of the most economically and socially deprived residents will be processed at a rate of 1 transfer for every 4 new admissions.

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) (list below)

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.

- 2 Working Family
- 3 Date and Time
- 1 Income Tier

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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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**

*According to HUD guidance, the concerns regarding Public Housing Income Deconcentration are to be addressed in next year's Annual Plan.*

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
N/A	N/A	N/A	N/A

**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? (When necessary)
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) (When necessary)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) Upon Request by Landlord as describe in conforming rule #3

## **(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) **Waiting list process using pre-application cards.**

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)  
Section 8 Department, 1635 Western Avenue, Cincinnati, OH 45214

## **(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: As Requested by applicant**

## **(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)  
Households not currently receiving subsidized housing

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

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
- 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)

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:  
20% of income from employment is disregarded from the rent calculation
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
Residents paying child support may receive a deduction of up to \$480 in their adjusted income for purposes of calculating rent.

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)  
The ceiling rents were determined after reviewing a number of the above factors.

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Anytime there is a change in income source.

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)  
A variety of factors were considered in establishing flat rents, including examining the Fair Market Rents, the quality of the unit, and the quality of the housing.

## **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 (exception rents up to 110% of FMR allowed in certain low property neighborhoods)
- Above 100% but at or below 110% of FMR

- Above 110% of FMR (if HUD approved; describe circumstances below)  
Exception rent allowed in certain low property neighborhoods.

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

The Cincinnati Metropolitan Housing Authority is governed by a 5-member Board of Commissioners. The Board of Commissioners appoints an Executive Director who serves as the Chief Operating Officer of the agency. The following department directors serve on the executive staff and serve at the pleasure of the Executive Director, including any primary subordinates reporting directly to the Department Director:

- (1) Director of Maintenance and Modernization Programs
- (2) Director of Modernization (reports directly to Director of Maintenance and Modernization Programs)
- (3) Director of Special Services (reports directly to Director of Maintenance and Modernization Programs)
- (4) Director of Housing Management
- (5) Director of Legal Services, Human Resources, and Leasing
- (6) Chief Legal Counsel (reports directly to Director of Legal Services, Human Resources, and Leasing)
- (7) Director of Security Programs
- (8) Director of Community Relations and Section 8 Programs
- (9) Director of Section 8 Programs (reports directly to Director of Community Relations and Section 8 Programs)
- (10) Director of Finance and Management Information Systems

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	5,600	1,800
Section 8 Vouchers	5047	840
Section 8 Certificates	898	898
Section 8 Mod Rehab	367	1092
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A

Public Housing Drug Elimination Program (PHDEP)	5,600	1,800
<b>Other Federal Programs(list individually)</b>		
Resident Service Delivery Model - Elderly/Disabled Services	1,550	300
Resident Service Delivery Model - Service Coordinator	1,550	300
Congregate Housing Services Program	30	10

### **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)

- (a) Admissions and Continued Occupancy Policy
- (b) Lease Agreement
- (c) Trash and Litter Procedures
- (d) Rent Collection Policy
- (e) Program Integrity Policy
- (f) Ceiling Rent/Flat Rent Schedule
- (g) Maintenance Charge Schedule
- (h) Pet Policy
- (i) Grievance Procedure
- (j) Community Service and Self-Sufficiency Policy
- (k) Pest Control Policy

(2) Section 8 Management: (list below)

- (a) Section 8 Administrative Plan
- (b) Family Self-Sufficiency Action 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  
 PHA development management offices  
 Other (list below)

### **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 Department  
1635 Western Avenue  
Cincinnati, OH 45214

## **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 (state name)

-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 (state name)

-or-

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

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

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

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

1. Development name: Lincoln Court
2. Development (project) number: OH 4-4
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: Laurel Homes
2. Development (project) number: OH 4-03, OH 4-08
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: English Woods
2. Development (project) number: OH 4-02, OH 4-14
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:  
OH 4-2 English Woods

- 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:

OH 4-2/14 English Woods

OH 4-3/8 Laurel Homes

OH 4-4 Lincoln Court

OH 4-39 Grandview

- 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Millvale North 1b. Development (project) number: OH 4-6
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>(7/30/01)</u>
5. Number of units affected: 4 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: 8/01 b. Projected end date of activity: 8/01

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	English Woods Addition
1b. Development (project) number:	OH 4-14
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>(9/30/01)</u>
5. Number of units affected:	3
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: 5/02 b. Projected end date of activity: 6/02

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	New Construction-City/79
1b. Development (project) number:	OH 4-38
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
The City of Cincinnati and/or a private developer may be acquiring property in the area to assemble as a site to attract new business and retain businesses that are choosing to relocate outside the City because they cannot find suitable sites in the City. If the city and/or developers do not follow through with the plan, then CMHA may choose not to dispose of the property.	
4. Date application approved, submitted, or planned for submission:	<u>(To Be Determined)</u>
5. Number of units affected:	2
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (4931-4951 Ridge Avenue) <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: To Be Determined b. Projected end date of activity: To Be Determined

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Apartments Acquisition/Rehabilitation City/79	
1b. Development (project) number: OH 4-40	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
<p>The City of Cincinnati and/or a private developer of may be acquiring property in the area to assemble as a site to attract new business and retain businesses that are choosing to relocate outside the City because they cannot find suitable sites in the City. If the city and/or developers do not follow through with the plan, then CMHA may choose not to dispose the property.</p>	
4. Date application approved, submitted, or planned for submission: <u>(To Be Determined)</u>	
5. Number of units affected: 1	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development (4924 Marburg Avenue)	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: To Be Determined	
b. Projected end date of activity: To Be Determined	

**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.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Lincoln Court 1b. Development (project) number: OH 4-04
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> - Effective July 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/04/01)</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: 54 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Maple Tower 1b. Development (project) number: OH 4-19
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> - Effective July 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
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?
7. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Park Eden 1b. Development (project) number: OH 4-22
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> - Effective January 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
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?
8. Number of units affected: 177 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: English Woods 1b. Development (project) number: OH 4-02
2. What is the status of the required assessment? <input checked="" 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 checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)
- CMHA is working on a future HOPE VI application projected to be submitted during the fiscal year.

**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.)

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

### **B. 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? N/A

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  
CMHA will have an optional 20% disregard of earned income from employment for purposes of calculating rent.
- Public housing admissions policies  
Working families receive a preference in admissions over non-working families.
- 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. )

<b>Services and Programs</b>				
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)
Pre-apprenticeship/ Apprenticeship	18	Random Selection	Department of Community Relations	Public Housing
Computer Training	75	Random Selection	Department of Community Relations	Public Housing
G.E.D. Preparation	20	Random Selection	Department of Community Relations	Public Housing
Construction Internships	11	Random Selection	Department of Community Relations	Public Housing
Section 3 Employment Placement	80	Random Selection	Department of Community Relations	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	575	482 (31/01/01)

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? No.

If no, list steps the PHA will take below:

HUD requires the FSS program to maintain 80% of the maximum allowed program size. The maximum allowed program for our FSS program is 575. We are allowed to subtract the number of successful graduates after October 1998 from the 575 and maintain 80% of

that number. Our efforts to maintain our program at this number have been to increase enrollment and improve the success rate of graduates from the program. FSS staff started a new procedure February 1, 2001 that involves meeting with each participant on the program yearly. This process will help families to meet the minimal program requirements to be successful graduates from the program. The FSS program is publicized in the Section 8 Newsletter, which goes out to all Section 8 participants, and they are encouraged to join.

### **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)

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

*This section is reserved for the Community Service Requirement information requested by HUD for the Annual Plan. As of April 2001, HUD has not updated this section of the Annual Plan template. However, relevant information concerning CMHA's policy on the Community Service Requirement is contained in Attachment D: Implementation of the Community Service Requirement. CMHA also has a more detailed policy on the Community Service Requirement that is available for local review.*

### **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
- PHAemployee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)  
Annual Survey

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

Lincoln Court, Laurel Homes, English Woods, Millvale, Findlater Gardens and Winton Terrace.

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

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

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

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

Lincoln Court, Laurel Homes, English Woods, Millvale, Findlater Gardens and Winton Terrace.

**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)

Lincoln Court, Laurel Homes, English Woods, Millvale, Findlater Gardens and Winton Terrace.

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

*This section is reserved for the Pet Policy information requested by HUD for the Annual Plan. As of April 2001, HUD has not updated this section of the Annual Plan template. However, relevant information concerning CMHA's Pet Policy is contained in Attachment E: PHA Policy on Pet Ownership. CMHA also has a more detailed Pet Policy that is available for local review.*

## **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)?

## **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
  - 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?

The Cincinnati Metropolitan Residents Advisory Authority Board (CMRAAB) is the jurisdiction-wide resident organization representing all residents in CMHA's public housing programs. Approximately twenty (20) resident councils are represented on this Board. CMHA also recognized residents from Section 8 who participated in the Annual Plan Public Participation Process as constituting the Resident Advisory Board for Section 8 residents for purposes of the agency plan. Several workshops were arranged to discuss CMHA's activities and plans with the Resident Advisory Board. Some written comments were received from the Legal Aid Society, however, no written comments concerning the Annual Plan were received from the Resident Advisory Board.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)  
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

The resident who serves on CMHA's Board of Commissioners is appointed by the Mayor of the City of Cincinnati with the advice and consent of the Cincinnati City Council.

### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply) N/A

- 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) N/A

- 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) N/A

- 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: (provide name here)

City of Cincinnati, Ohio

Hamilton County, Ohio

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)
  - Modernizing obsolete housing
  - Increasing assisted housing choices by expanding the Section 8 program
  - Providing support for self-sufficiency and supportive services programs
- Other: (list below)

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

Both the City of Cincinnati and Hamilton County are providing support for CMHA's HOPE VI redevelopments. The City of Cincinnati's participation in the redesign of the streets, parks, and other amenities will allow the transformation of the West End neighborhood where the Lincoln Court and Laurel Homes HOPE VI developments are located. Hamilton County is supporting the HOPE VI redevelopment by providing funding for affordable housing in areas of the county outside the City of Cincinnati, which will provide housing opportunities for residents leaving the HOPE VI properties. CMHA is looking forward to expanding its relationship with the City and Cincinnati and Hamilton County to other areas as well.

## **D. Other Information Required by HUD**

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

### **DEFINITIONS OF SUBSTANTIAL DEVIATION TO THE FIVE-YEAR PLAN AND SIGNIFICANT MODIFICATION TO THE ANNUAL PLAN**

---

In accordance with 24 CFR §903.7®(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation to the Five-Year Plan and Annual Plan, the following definitions are offered:

#### Substantial Deviation

A substantial deviation is a change in a goal identified in the Five-Year Plan. This would involve checking or un-checking a goal identified in CMHA's current Five-Year Plan.

A "substantial deviation" does not relate to meeting identified objectives or delays in implementation of an objective due to major changes in funding sources, emergencies, or other circumstances beyond CMHA's control.

#### Significant Amendment

A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.

## **Attachments**

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

# ATTACHMENT A: CAPITAL FUND PROGRAM ANNUAL STATEMENT

## PHA Plan Table Library

### Component 7

### Capital Fund Program Annual Statement Parts I, II, and III

## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	675,000			
	Management Improvements Hard Costs	0			
4	1410 Administration	879,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	916,000			
8	1440 Site Acquisition	300,000			
9	1450 Site Improvement	79,000			
10	1460 Dwelling Structures	12,133,068			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>710</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
--	---	--

**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	390,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	700,000			
19	1502 Contingency	400,000			
	Amount of Annual Grant: (sum of lines.....)	16,472,068			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	230,000			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	100,000			
	Collateralization Expenses or Debt Service	0			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH 4-1 WINTON TERRACE			1460		0			
OH 4-2 ENGLISH WOODS	Not viable per Section 202				0			
OH 4-14 ENGLISH WOODS ADD.	Tuckpointing		1460		40,000			
OH 4-3 LAUREL HOMES	Hope VI		1460		650,000			
OH 4-4 LINCOLN COURT	Hope VI				0			
OH 4-5/6 MILLVALE	Comprehensive Modernization		1460		5,000,000			
OH 4-7 THE BEECHWOOD	Expansion Joints/Sealing		1460		180,000			
OH 4-11 MARQUETTE MANOR					0			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH 4-13 FINDLATER GARDENS	Comprehensive Modernization		1460		4,110,422			
OH 4-16 SETTY KUHN					0			
OH 4-17 STANLEY ROWE					0			
OH 4-18 MARIANNA TERRACE	Tuckpointing/Sealing		1460		80,000			
OH 4-19 MAPLE TOWER					0			
OH 4-20 THE REDDING	Seal parking structure		1450		54,000			
OH 4-21 THE PRESIDENT					0			
OH 4-22 PARK EDEN					0			
OH 4-23 SCATTERED SITES	Site work Interior repairs Exterior repairs		1450 1460 1460		25,000 50,000 50,000			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH 4-25 THE RIVERVIEW					0			
OH 4-26 THE PINCREST			1460		0			
OH 4-28 WEBMAN COURT					0			
OH 4-29 QUEBEC/ CLINTON SPRINGS					0			
OH 4-30 SCATTERED SITES	Energy replacement windows Insulation		1460 1460		78,000 54,000			
OH 4-36 HORIZON HILLS					0			
OH 4-37 SAN MARCO	Kitchen floor replacement		1460		40,000			
OH 4-38 SCATTERED SITES	Interior repairs Exterior repairs		1460 1460		70,000 70,000			
OH 4-39 MAINVILLE,								

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PAT. GARDENS, GRANDVIEW BEACON GLEN, LEDGEWOOD	Window replacement Insulation		1460 1460		68,000 29,000				
OH 4-40 EDEN BLED. WASHINGTON TERRACE	Window replacement Insulation Major floor repairs		1460 1460 1460		81,000 37,000 180,000				
OH 4-41 THE EVANSTON					0				
OH 4-42-46 SCATTERED SITES	Window replacement Insulation Interior repairs		1460 1460 1460		200,000 69,000 240,000				
AGENCY WIDE	Res. Initiative & Economical Dev. Security Guards at Hi-Rises Training for Staff & Residents On Account Relocation/Transfer Specialist Non Technical Salaries Travel Fringe Benefits Telephone Expense Advertising Technical Salaries		1408 1408 1408 1408 1408 1410.1 1410.1 1410.9 1410.16 1410.19 1430		300,000 230,000 45,000 40,000 60,000 413,000 25,000 390,000 30,000 21,000 376,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
AGENCY WIDE	Consultant Fees		1430.1		200,000			
	Hazardous Material Consultant		1430.2		40,000			
	Building Acquisition		1440.1		200,000			
	Energy Conservation		1460		100,000			
	Hazardous Material Consultant		1460		100,000			
	Impact Maintenance		1460		217,626			
	Life Safety Systems		1460		60,000			
	HVAC		1460		200,000			
	Computer & Technical Upgrade		1475		200,000			
	Maintenance Management Equipment		1475.2		120,000			
	Vehicles		1475.7		70,000			
	Development Activities		1499		700,000			
	Contingency		1502		400,000			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: 710 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-1 WINTON TERRACE	9/30/03						
OH 4-2/14 ENGLISH WOODS	9/30/03						
OH 4-3 LAUREL HOMES	9/30/03						
OH 4-4 LINCOLN COURT	9/30/03						
OH 4-5/6 MILLVALE	9/30/03						
OH 4-7 THE BEECHWOOD	9/30/03						
OH 4-10/13 FINDLATER GARDENS	9/30/03						
OH 4-11 MARQUETTE MANOR	9/30/03						
OH 4-16 SETTY KUHN	9/30/03						
OH 4-17 STANLEY ROWE	9/30/03						
OH 4-18 MARIANNA TERRACE	9/30/03						

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: 710 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-19 MAPLE TOWER	9/30/03						
OH 4-20 THE REDDING	9/30/03						
OH 4-21 THE PRESIDENT	9/30/03						
OH 4-22 PARK EDEN	9/30/03						
OH 4-23 SCATTERED SITES	9/30/03						
OH 4-25 THE RIVERVIEW	9/30/03						
OH 4-26 PINCREST	9/30/03						
OH 4-28 WEBMAN COURT	9/30/03						
OH 4-29 QUEBEC/CLINTON SPRINGS	9/30/03						
OH 4-30 SCATTERED SITES	9/30/03						
OH 4-36 HORIZON HILLS	9/30/03						

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: 710 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
OH 4-37 SAN MARCO	9/30/03							
OH 4-38 SCATTERED SITES	9/30/03							
OH 4-39 MANVILLE, PAT. GARDENS, BEACON GLEN, LEDGEWOOD	9/30/03							
OH 4-40 EDEN BLDG, WASHINGTON TERRACE	9/30/03							
OH 4-41 THE EVANSTON	9/30/03							
OH 4-42-46 SCATTERED SITES	9/30/03							

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
OH 4-1 WINTON TERRACE		\$60,000	\$439,000	\$296,000	\$3,300,000
OH 4-2 ENGLISH WOODS		\$0	\$0	\$0	\$0
OH 4-14 ENGLISH WOODS ADDITION		\$0	\$0	\$164,000	\$300,000
OH 4-3/8 LAUREL HOMES		\$400,000	\$0	\$0	\$0
OH 4-4 LINCOLN COURT		\$0	\$0	\$0	\$0
4-5/6 MILLVALE SOUTH & NORTH		\$5,000,000	\$4,220,221	\$2,000,000	\$0
OH 4-7 THE BEECHWOOD		\$0	\$0	\$99,000	\$300,000
OH 4-10/13 FINDLATER GARDENS		\$4,834,142	\$4,920,221	\$3,535,000	\$0
OH 4-11 MARQUETTE MANOR		\$190,000	\$160,000	\$0	\$200,000
OH 4-16 SETTY KUHN		\$90,000	\$100,00	\$371,000	\$0
OH 4-17 STANLEY ROWE		\$0	\$240,000	\$376,000	\$250,000

OH 4-18 MARIANNA TERRANCE	\$0	\$0	\$78,000	\$75,000
OH 4-19 MAPLE TOWER	\$0	\$0	\$0	\$200,000
OH 4-20 REDDING	\$0	\$78,000	\$0	\$100,000
OH 4-21 PRESIDENT	\$0	\$78,000	\$0	\$30,000
OH 4-22 PARK EDEN	\$211,000	\$196,000	\$140,000	\$100,000
OH 4-23 SCATTERED SITES	\$220,000	\$300,000	\$52,000	\$300,000
OH 4-25 THE RIVERVIEW	\$290,000	\$0	\$178,000	\$565,000
OH 4-26 THE PINCREST	\$0	\$0	\$290,000	\$150,000
OH 4-28 WEBMAN COURT	\$0	\$0	\$81,600	\$65,000
OH 4-29 QUEBEC/CLINTON	\$90,000	\$77,000	\$401,000	\$100,000
OH 4-30 SCATTERED SITES	\$340,000	\$90,000	\$374,000	\$450,000
OH 4-36 HORIZON HILLS	\$0	\$65,000	\$119,000	\$500,000
OH 4-37 SAN MARCO	\$29,000	\$0	\$0	\$200,000
OH 4-38 SCATTERED SITES	\$134,000	\$320,000	\$452,000	\$200,000
OH 4-39 SCATTERED SITES	\$85,000	\$114,000	\$1,080,068	\$920,000
OH 4-40 SCATTERED SITES	\$42,000	\$76,000	\$434,500	\$1,226,442
OH 4-41 THE EVANSTON	\$28,000	\$14,000	\$146,000	\$135,000

OH 4-42-46 SCATTERED SITES		\$323,000	\$410,000	\$800,000	800,000
Physical Improvement Subtotal		11,966,142	\$11,897,442	\$11,467,168	\$10,466,442
Management Improvements		\$1,583,826	\$1,775,626	\$1,578,558	\$2,330,000
HA Wide Nondwelling Structures and Equipment		\$450,000	\$400,000	\$580,000	\$760,000
Administration		\$805,000	\$827,000	\$849,000	\$873,000
Other		\$1,267,100	\$972,000	\$1,112,342	\$1,242,626
Demolition		\$0	\$0	\$85,000	\$0
Mod Use for Development		\$400,000	\$600,000	\$800,000	\$800,000
Total CFP Funds (Est.)		\$16,472,068	\$16,472,068	\$16,472,068	\$16,472,068
Total Replacement Housing Factor Funds		\$1,658,739	\$1,658,739	\$1,658,739	\$1,658,739

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

Activities for Year 1	Activities for Year : 2002 FFY Grant: 711 PHA FY:		Activities for Year: 2003 FFY Grant: 712 PHA FY:	
SEE  ANNUAL  STATEMENT	<b>OH 4-1 Winton Terrace</b> Bathroom tile replacement	\$60,000	<b>OH 4-1 Winton Terrace</b> Bathroom tile replacement	\$60,000
	<b>OH 4-2 English Woods</b> Hope VI	\$0	<b>OH 4-2 English Woods</b> Hope VI	\$0
	<b>OH 4-14 English Woods Add.</b>	\$0	<b>OH 4-14 English Woods Add.</b>	\$0
	<b>OH 4-3 Laurel Homes</b> Hope VI	\$400,000	<b>OH 4-3 Laurel Homes</b> Hope VI	\$400,000
	<b>OH 4-4 Lincoln Court</b> Hope VI	\$0	<b>OH 4-4 Lincoln Court</b> Hope VI	\$0
	<b>OH 4-5/6 Millvale</b> Comp. Mod	\$5,000,000	<b>OH 4-5/6 Millvale</b> Comp. Mod	\$5,000,000
	<b>OH 4-7The Beechwood</b>	\$0	<b>OH 4-7The Beechwood</b>	\$0
	<b>OH 4-10/13 Findlater Gardens</b> Comp. Mod.	\$4,834,142	<b>OH 4-10/13 Findlater Gardens</b> Comp. Mod.	\$4,834,142
	<b>OH 4-11 Marquette Manor</b> Expansion joints/seal	\$190,000	<b>OH 4-11 Marquette Manor</b> Expansion joints/seal	\$190,000

SEE ANNUAL STATEMENT	<b>OH 4-16 Setty Kuhn</b> Storm sewers	\$90,000	<b>OH 4-16 Setty Kuhn</b> Storm sewers	\$90,000
	<b>OH 4-17 Stanley Rowe</b>	\$0	<b>OH 4-17 Stanley Rowe</b>	\$0
	<b>OH 4-18 Marianna Terrace</b>	\$0	<b>OH 4-18 Marianna Terrace</b>	\$0
	<b>OH 4-19 Maple Tower</b>	\$0	<b>OH 4-19 Maple Tower</b>	\$0
	<b>OH 4-20 The Redding</b>	\$0	<b>OH 4-20 The Redding</b>	\$0
	<b>OH 4-21 The President</b>	\$0	<b>OH 4-21 The President</b>	\$0
	<b>OH 4-22 Park Eden</b> Seal exterior structure	\$211,000	<b>OH 4-22 Park Eden</b> Seal exterior structure	\$211,000
	<b>OH 4-23 Scattered Sites</b> Interior repairs Exterior repairs	\$100,000 \$120,000	<b>OH 4-23 Scattered Sites</b> Interior repairs Exterior repairs	\$100,000 \$120,000
	<b>OH 4-25 The Riverview</b> Seal building exterior	\$290,000	<b>OH 4-25 The Riverview</b> Seal building exterior	\$290,000
	<b>OH 4-26 The Pinecrest</b>	\$0	<b>OH 4-26 The Pinecrest</b>	\$0
	<b>OH 4-28 Webman Court</b>	\$0	<b>OH 4-28 Webman Court</b>	\$0
	<b>OH 4-29 Quebec/Clinton Springs</b> Floor replacement/Clinton Springs	\$90,000	<b>OH 4-29 Quebec/Clinton Springs</b> Floor replacement/Clinton Springs	\$90,000

SEE  ANNUAL  STATEMENT	<b>OH -30 Scattered Sites</b>			<b>OH -30 Scattered Sites</b>		
	Interior Repairs		\$190,000	Interior Repairs		\$190,000
	Exterior repairs		\$150,000	Exterior repairs		\$150,000
	<b>OH 4-36 Horizon Hills</b>		\$0	<b>OH 4-36 Horizon Hills</b>		\$0
	<b>OH 4-37 San Marco</b>			<b>OH 4-37 San Marco</b>		
	Repair walls/painting		\$29,000	Repair walls/painting		\$29,000
	<b>OH 4-38 Scattered Sites</b>			<b>OH 4-38 Scattered Sites</b>		
	Window replacement		\$109,000	Window replacement		\$109,000
	Insulation		\$25,000	Insulation		\$25,000
	<b>OH 4-39 Scattered Sites</b>			<b>OH 4-39 Scattered Sites</b>		
	Site work/hillside stabilization		\$85,000	Site work/hillside stabilization		\$85,000
	<b>OH 40 Eden Bldg./Washington Terrace</b>			<b>OH 40 Eden Bldg./Washington Terrace</b>		
	Window replacement		\$42,000	Window replacement		\$42,000
<b>OH 4-41 The Evanston</b>			<b>OH 4-41 The Evanston</b>			
Rehab laundry areas		\$28,000	Rehab laundry areas		\$28,000	
<b>OH 4-42-46 Scattered Sites</b>			<b>OH 4-42-46 Scattered Sites</b>			
Roof replacement			Roof replacement			
Exterior repairs		\$96,000	Exterior repairs		\$96,000	
Insulation		\$170,000	Insulation		\$170,000	
		\$57,000			\$57,000	

		<b>AGENCY WIDE</b>		<b>AGENCY WIDE</b>	
SEE  ANNUAL  STATEMENT	RES. INITIATIVE & ECON. DEV.		\$300,000	RES. INITIATIVE & ECON. DEV.	\$300,000
	SECURITY GUARDS AT HI-RISES		\$230,000	SECURITY GUARDS AT HI-RISES	\$230,000
	TRAINING FOR STAFF & RESIDENTS		\$45,000	TRAINING FOR STAFF & RESIDENTS	\$45,000
	ONE ACCOUNTANT		\$41,200	ONE ACCOUNTANT	\$43,000
	RELOCATION/TRANSFER SPEC.		\$60,000	RELOCATION/TRANSFER SPEC.	\$60,000
	NON TECHNICAL SALARIES		\$327,000	NON TECHNICAL SALARIES	\$327,000
	TRAVEL		\$25,000	TRAVEL	\$25,000
	FRINGE BENEFITS		\$402,000	FRINGE BENEFITS	\$414,000
	TELEPHONE EXPENSES FOR CGP		\$30,000	TELEPHONE EXPENSES FOR CGP	\$30,000
	ADVERTISING		\$21,000	ADVERTISING	\$21,000
	TECHNICAL SALARIES		\$535,600	TECHNICAL SALARIES	\$552,000
	CONSULTANT FEES		\$220,000	CONSULTANT FEES	\$180,000
	HAZ MAT. CONSULTANT		\$40,000	HAZ MAT. CONSULTANT	\$40,000
	BUILDING ACQUISITION		\$200,000	BUILDING ACQUISITION	\$100,000
	ENERGY CONSERVATION		\$100,000	ENERGY CONSERVATION	\$250,000
	HAZ MAT. ABATEMENT		\$218,068	HAZ MAT. ABATEMENT	\$268,068
	IMPACT MAINTENANCE		\$99,558	IMPACT MAINTENANCE	\$99,558
LIFE SAFETY SYSTEMS		\$190,000	LIFE SAFETY SYSTEMS	\$200,000	
HVAC		\$300,000	HVAC	\$280,000	
COMPUTER & TECH. UPGRADE		\$240,000	COMPUTER & TECH. UPGRADE	\$180,000	
MAINT/MGT. EQUIPMENT		\$120,000	MAINT/MGT. EQUIPMENT	\$100,000	
VEHICLES		\$90,000	VEHICLES	\$120,000	
DEVELOPMENT ACTIVITIES		\$400,000	DEVELOPMENT ACTIVITIES	\$600,000	
CONTINGENCY		\$271,500	CONTINGENCY	\$100,000	

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

Activities for Year 1	Activities for Year : 2003 FFY Grant: 713 PHA FY:		Activities for Year: 2004 FFY Grant: 714 PHA FY:	
SEE	<b>OH 4-1 Winton Terrace</b> Interior wall repair/painting	\$296,000	<b>OH 4-1 Winton Terrace</b> Boiler/heating replacement Site improvements	\$2,700,000 \$600,000
ANNUAL	<b>OH 4-2 English Woods</b> Hope VI	\$0	<b>OH 4-2 English Woods</b> Hope VI	\$0
STATEMENT	<b>OH 4-14 English Woods Addition</b> Gutters & downspouts	\$37,000	<b>OH 4-14 English Woods Addition</b> Hillside stabilization	\$300,000
	Wall repair/paint	\$127,000		
	<b>OH 4-3 Laurel Homes</b> Hope VI	\$0	<b>OH 4-3 Laurel Homes</b> Hope VI	\$0
	<b>OH 4-4 Lincoln Court</b> Hope VI	\$0	<b>OH 4-4 Lincoln Court</b> Hope VI	\$0
	<b>OH 4-5/6 Millvale</b> Comp. Mod.	\$2,000,000	<b>OH 4-5/6 Millvale</b>	\$0
	<b>OH 4-7 The Beechwood</b> Wall repair/paint	\$99,000	<b>OH 4-7 The Beechwood</b> Parking area repair/site work	\$300,000
	<b>OH 4-10/13 Findlater Gardens</b> Comp. Mod	\$3,535,000	<b>OH 4-10/13 Findlater Gardens</b>	\$0
	<b>OH 4-11 Marquette Manor</b>			

SEE  ANNUAL  STATEMENT			\$0	<b>OH 4-11 Marquette Manor</b> Carpet Replacement	\$200,000
	<b>OH 4-16 Setty Kuhn</b>	Window replacement	\$180,000	<b>OH 4-16 Setty Kuhn</b>	
		A/C	\$91,000		\$0
		Interior wall repair/paint	\$100,000		
	<b>OH 4-17 Stanley Rowe</b>	Elevator Upgrade Bldg. A	\$300,000	<b>OH 4-17 Stanley Rowe</b>	
		A/C	\$76,000	Driveway & parking lot/site work	\$250,000
	<b>OH 4-18 Marianna Terrace</b>	Wall repair/painting	\$78,000	<b>OH 4-18 Marianna Terrace</b>	
				Circular fans	\$75,000
	<b>OH 4-19 Maple Tower</b>		\$0	<b>OH 4-19 Maple Tower</b>	
				Interior painting	\$200,000
	<b>OH 4-20 The Redding</b>		\$0	<b>OH 4-20 The Redding</b>	
				Seal parking structure	\$60,000
				Parking lot repairs	\$40,000
	<b>OH 4-21 The President</b>		\$0	<b>OH 4-21 The President</b>	
				Parking lot repairs	\$30,000
	<b>OH 4-22 Park Eden</b>	Elevator upgrade	\$140,000	<b>OH 4-22 Park Eden</b>	
			Parking lot repair/seal	\$100,000	
<b>OH 4-23 Scattered Sites</b>	Sewer replacement	\$52,000	<b>OH 4-23 Scattered Sites</b>		
			Roof replacement	\$200,000	
			Site improvement	\$100,000	
<b>OH 4-25 The Riverview</b>	Roof replacement	\$178,000	<b>OH 4-25 The Riverview</b>		
			Interior painting/wall repair	\$200,000	
			Site work hillside	\$365,000	
<b>OH 4-26 The Pinecrest</b>					

SEE  ANNUAL  STATEMENT	Exterior sealing		\$290,000	<b>OH 4-26 The Pinecrest</b>			
				Parking lot/side walks repairs		\$90,000	
				Retaining wall		\$60,000	
		<b>OH 4-28 Webman Court</b>			<b>OH 4-28 Webman Court</b>		
		Seal & install foundation			Site work/ hillside stabilization		\$65,000
		Gutters & downspouts		\$11,000			
		Roof replacement		\$9,600			
				\$61,000			
		<b>OH 4-29 Quebec/Clinton Springs</b>			<b>Oh 4-29 Quebec/Clinton Springs</b>		
		Hillside stabilization			Roof replacement		\$100,000
		Demolition		\$310,000			
				\$91,000			
		<b>OH 4-30 Scattered Sites</b>			<b>OH 4-30 Scattered Sites</b>		
		Exterior repair			Interior repair		\$450,000
		Site work		\$180,000			
				\$194,000			
		<b>OH 4-36 Horizon Hills</b>			<b>OH 4-36 Horizon Hills</b>		
		Roof repairs & replacement			Hillside Stabilization		\$300,000
		Wall repairs/painting		\$58,000	Site work		\$200,000
				\$61,000			
	<b>OH 4-37 San Marco</b>			<b>OH 4-37 San Marco</b>			
				Exterior structural repairs		\$200,000	
	<b>OH 4-38 Scattered Sites</b>			<b>OH 4-28 Scattered Sites</b>			
	Sewer replacement			Roof replacement		\$200,000	
	Exterior repairs		\$71,000				
	Site work		\$290,000				
			\$91,000				
	<b>OH 4-39 Scattered Sites</b>			<b>OH 4-39 Scattered Sites</b>			
	Roof replacement			Parking/driveway repairs		\$100,000	
	Comp. Mod/Beacon Glen		\$92,000	Comp. Mod		\$820,000	
	Exterior repairs		\$800,000				
	Kitchen replacement		\$180,000				
			\$140,000				
	<b>OH 4-40 Eden Bldg./Washington Terrace</b>						

STATEMENT ANNUAL SEE	Kit/bath upgrade-washer/dryer hookup			<b>Oh 4-40 Eden Bldg./Washington Terrace</b>	
	Wall repair/painting		\$459,500	Roof replacement	\$250,000
	A/C replacement		\$191,000	Comp. Mod.	\$976,442
			\$84,000		
	<b>OH 4-41 The Evanston</b>			<b>OH 4-41 The Evanston</b>	
	Interior repairs/painting		\$146,000	Retaining walls	\$50,000
				Parking lot repairs	\$40,000
				Sidewalk replacement	\$45,000
	<b>OH 4-42-46 Scattered Sites</b>			<b>OH 4-42-46 Scattered Sites</b>	
	Exterior repairs		\$280,000	Kitchen/bath replacement	\$500,000
Comp. Mod		\$520,000	Roof & gutter replacement	\$300,000	

SEE  ANNUAL  STATEMENT	<b>AGENCY WIDE</b>			<b>AGENCY WIDE</b>	
	RES. INITIATIVE & ECON. DEV.	\$300,000		RES. INITIATIVE & ECON. DEV.	\$300,000
	SECURITY GUARDS AT HI-RJSES	\$230,000		SECURITY GUARDS AT HI-RJSES	\$230,000
	TRAINING FOR STAFF & RESIDENT	\$45,000		TRAINING FOR STAFF & RESIDENT	\$45,000
	ONE ACCOUNTANT	\$44,000		ONE ACCOUNTANT	\$45,000
	RELOCATION/TRANSFER SPEC.	\$60,000		RELOCATION/TRANSFER SPEC.	\$60,000
	NON TECHNICAL SALARIES	\$347,000		NON TECHNICAL SALARIES	\$358,000
	TRAVEL	\$25,000		TRAVEL	\$25,000
	FRINGE BENEFITS	\$426,000		FRINGE BENEFITS	\$439,000
	TELEPHONE EXPENSES FOR CGP	\$30,000		TELEPHONE EXPENSES FOR CGP	\$30,000
	ADVERTISING	\$21,000		ADVERTISING	\$21,000
	TECHNICAL SALARIES	\$568,000		TECHNICAL SALARIES	\$585,000
	CONSULTANT FEES	140,000		CONSULTANT FEES	120,000
	HAZ.MAT. CONSULTANT	\$40,000		HAZ.MAT. CONSULTANT	\$40,000
	BUILDING ACQUISITION	\$100,000		BUILDING ACQUISITION	\$168,068
	ENERGY CONSERVATION	\$99,558		ENERGY CONSERVATION	\$250,000
	HAZ MAT. ABATEMENT	\$50,000		HAZ MAT. ABATEMENT	\$200,000
IMPACT MAINTENANCE	\$400,000		IMPACT MAINTENANCE	\$900,000	
LIFE SAFETY SYSTEMS	\$200,000		LIFE SAFETY SYSTEMS	\$200,000	
HVAC	\$150,000		HVAC	\$100,000	
COMPUTER & TECH. UPGRADE	\$200,000		COMPUTER & TECH. UPGRADE	\$200,000	
MAINT/MG. EQUIPMENT	\$200,000		MAINT/MG. EQUIPMENT	\$200,000	
VEHICLES	\$180,000		VEHICLES	\$360,000	
DEVELOPMENT ACTIVITIES	\$800,000		DEVELOPMENT ACTIVITIES	\$800,000	
CONTINGENCY	\$264,342		CONTINGENCY	\$329,558	





## 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.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
Winton Terrace	608	1709
English Woods	699	1176
Laurel Homes Addition	251	0
Lincoln Court	639	613
Millvale South	270	615
Millvale North	305	796
Beechwood	148	150
Laurel Homes	692	794
Findlater Gardens Addition	280	751
Marquette Manor	140	132
Findlater Gardens	359	945
English Woods Addition	125	341
Setty Kuhn	64	169
Stanley Rowe	424	590
Marianna Terrace	76	214
Maple Towers	120	95
Redding	100	107
President	95	98
Park Eden	177	179
Nc-City/67	28	150
Riverview House	109	116
Pinecrest	200	203
Quebec Rd/Clinton Springs	76	311
Webman Court	12	44
A/R-City/68	53	134
Horizon Hills	32	70
San Marco	30	28
NC-City/79	40	115
APT A/R-City/85	142	243
APT A/R-City/79	187	574
Evanston	100	101
A/R-County/86	39	123
A/R-City/86	47	146
A/R-County/88	50	174
A/R-City/88	45	173
A/R-County2/88	50	166
<b>Total</b>	<b>6812</b>	<b>12345</b>

**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 XX 24 Months \_\_\_\_\_  
 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	\$1,917,000	OH10DEP0040195	-0-		Completed
FY 1996	\$1,919,500	OH10DEP0040196	-0-		Completed
FY 1997	\$1,913,340	OH10DEP0040197	-0-		Completed
FY 1998	\$1,898,779	OH10DEP0040198	-0-		Completed
FY 1999	\$1,592,809	OH10DEP0040199	\$ 931,677		12/01/01
FY 2000	\$1,660,033	OH10DEP0040100	\$1,560,388		05/21/02

**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 strategy for the implementation of PHDEP programs is a coordinated combination of law enforcement and drug prevention initiatives. Law enforcement programs will be structured toward reduction of open area drug sales and crimes of violence associated with drug sales. With a strengthened partnership with the Cincinnati Police Division, Regional Narcotics Enforcement Unit, neighborhood associations and CMHA residence council associations we will work collectively to achieve our reduction goals. CMHA will contract with providers that will administer educational and community self-sufficiency development programs. Funding will be used to provide support for special events and programs that support CMHA’s substance abuse and crime prevention efforts. Funds will be used to expand existing programs and services.

## B. PHDEP Budget Summary

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

<b>FY 2001 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	\$ 525,580
9120 - Security Personnel	\$ 300,000
9130 - Employment of Investigators	\$ 61,880
9140 - Voluntary Tenant Patrol	-0-
9150 - Physical Improvements	\$ 137,000
9160 - Drug Prevention	\$ 456,161
9170 - Drug Intervention	-0-
9180 - Drug Treatment	-0-
9190 - Other Program Costs	\$ 125,464
<b>TOTAL PHDEP FUNDING</b>	<b>\$1,606,085</b>

### 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.

<b>9110 - Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$525,580</b>		
Goal(s)	1 % reduction in Part I crime over 18 month period of grant term						
Objectives	Provide uniformed police patrols, covert drug operations, truancy patrols, curfew patrols and repeat calls for police service information in all CMHA communities. The uniformed police patrols will be in addition to baseline police services						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Reimbursement of Off Duty Police Officers			07/01/01	12/31/02	\$525,580	\$100,000/ CMHA & city police	Number of Community Contacts, Arrests, Drug Seizures, Lease Violations
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$300,000</b>		
Goal(s)	1% reduction in Part I crime over 18 month period of grant term						
Objectives	Provide a uniformed presence at Senior/Handicapped Hi-rise buildings to deter unauthorized persons and residents from drug use and drug sales.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Uniformed Guard Service for Senior/ Handicapped Hi-rise Buildings			07/01/01	12/31/02	\$300,000	\$300,000/ CMHA	Incident Reports Written

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$ 61,880</b>		
Goal(s)	1% reduction in Part I crime over 18 month period of grant term						
Objectives	Provide analytical data to CMHA staff and Cincinnati Police officers regarding crime, arrests and police calls for service to address the illicit drug trade and the violent crime associated with drugs. To assist in the enforcement of "One Strike Your Out" policy and eviction of residents who violate this policy.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. CMHA Investigators			5/01/02	12/31/02	\$61,880	\$10,000	Complaints Investigated And Closed
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$137,000</b>		
Goal(s)	1% reduction in Part I crime over 18 month period of grant term						
Objectives	To use CPTED concepts to provide better lighting, improved electronic photo Identification entry systems with cameras and digital recording.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. CPTED Improvements			07/01/01	12/31/02	\$137,000	\$200,000/ CMHA Match	Number of Crimes
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 456,161</b>		
Goal(s)	To increase the number of children receiving passing grades and increase the graduation rate of resident youth by 5%.						
Objectives	To expand on childhood development and academic readiness and improvement programs for youth ages 4 to 18. Create a comprehensive job readiness and job-training program to effectively address the myriad of issues, which interfere with employment and personal development efforts.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Academic Enrichment	325	CMHA youth And Adults	07/01/01	12/31/02	\$329,473	\$159,833/ CMHA Match	Number of participants Actively involved in programs
2. Job Development	34	CMHA Adults	07/01/01	12/31/02	\$126,688	\$108,951/ CMHA Match	Number of residents Receiving job assistance and placement
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$ 125,464</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Personnel Salaries and Benefits			07/1/01	12/31/02	\$116,912	\$154,797/ CMHA Match	Number of Residents Served
2. Supplies			07/1/01	12/31/02	\$ 1,500	\$ 3,500/ CMHA Match	Number of Residents Served
3. Other			07/1/01	12/31/02	\$ 7,052	\$ 10,000/ CMHA Match	Number of Residents Served

**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.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g. Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$262,790	Activity 1	\$ 525,580
9120	Activity 1	\$150,000	Activity 1	\$ 300,000
9130			Activity 1	\$ 61,880
9140				
9150	Activity 1	\$ 95,000	Activity 1	\$ 137,000
9160	Activities 1 & 2	\$164,737 \$ 63,344	Activities 1 & 2	\$ 329,473 \$ 126,688
9170				
9180				
9190	Activities 1,2&3	\$ 31,603	Activities 1,2&3	\$ 125,464
<b>TOTAL</b>		\$767,474		\$1,606,085

**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.”

## ATTACHMENT C: ANALYSIS OF DEMOGRAPHIC CHANGES IN SITE-BASED WAITING LIST DEVELOPMENTS

Below is an analysis of demographic changes at the sites included under CMHA's site-based waiting lists using data that is consistent with that supplied for the Multi-Family Tenant Characteristics System (MTCs) over an approximately ten-month period. Most site-based waiting lists contain several developments. Some areas may appear to have significant changes in percent increases or decreases. However, a closer examination will show that these noticeable changes are misleading, due to the fact that changes in groups with low populations to begin with may appear to swing greatly with just a few move-ins or move-outs. For example, Park Eden had six (6) white residents in June 2000 and two (2) white residents in April 2001, for a 66.7% decrease. However, white residents constituted a very small percentage of the Park Eden population in both June 2000 (3.3%) and April 2001 (1.2%). Another factor creating change is the fact that all of Lincoln Court and most of Laurel Homes are under HOPE VI revitalization grants. The resident population at these sites are decreasing as residents move or are temporarily relocated to accommodate the revitalization.

General Information		Resident Population	Racial Characteristics								Disability Status*	
Waiting List Development Groups	Period	All Family Members	White	% White	Black	% Black	Native American	% Native American	Asian/Pacific Islander	% Asian/Pacific Islander	Disabled	% Disabled
104 - Lincoln Court	# as of 6/30/2000	781	3	0.4%	778	99.6%	0	0.0%	0	0.0%		0.0%
104 - Lincoln Court	# as of 4/4/2001	548	3	0.5%	545	99.5%	0	0.0%	0	0.0%	82	15.0%
104 - Lincoln Court	% change	-29.8%	0.0%	42.5%	-29.9%	-0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
107- Elderly Program	# as of 6/30/2000	1639	238	14.5%	1396	85.2%	0	0.0%	5	0.3%	678	41.4%
107- Elderly Program	# as of 4/4/2001	1616	227	14.0%	1381	85.5%	1	0.1%	7	0.4%	662	41.0%
107- Elderly Program	% change	-1.4%	-4.6%	-3.3%	-1.1%	0.3%	0.0%	0.0%	40.0%	42.0%	-2.4%	-1.0%
108 - Laurel Homes	# as of 6/30/2000	977	5	0.5%	972	99.5%	0	0.0%	0	0.0%	140	14.3%
108 - Laurel Homes	# as of 4/4/2001	804	2	0.2%	802	99.8%		0.0%		0.0%	116	14.4%
108 - Laurel Homes	% change	-17.7%	-60.0%	-51.4%	-17.5%	0.3%	0.0%	0.0%	0.0%	0.0%	-17.1%	0.7%
113 - Winton Terrace/Findlater	# as of 6/30/2000	3680	80	2.2%	3581	97.3%	1	0.0%	18	0.5%	262	7.1%
113 - Winton Terrace/Findlater	# as of 4/4/2001	3485	105	3.0%	3365	96.6%	1	0.0%	14	0.4%	260	7.5%
113 - Winton Terrace/Findlater	% change	-5.3%	31.3%	38.6%	-6.0%	-0.8%	0.0%	5.6%	-22.2%	-17.9%	-0.8%	4.8%

General Information		Resident Population	Racial Characteristics								Disability Status	
Waiting List Development Groups	Period	All Family Members	White	% White	Black	% Black	Native American	% Native American	Asian/Pacific Islander	% Asian/Pacific Islander	Disabled	% Disabled
115 - English Woods/Millvale	# as of 6/30/2000	3143	108	3.4%	3024	96.2%	2	0.1%	9	0.3%	289	9.2%
115 - English Woods/Millvale	# as of 4/4/2001	2934	111	3.8%	2810	95.8%	7	0.2%	6	0.2%	269	9.2%
115 - English Woods/Millvale	% change	-6.6%	2.8%	10.1%	-7.1%	-0.5%	250.0%	274.9%	-33.3%	-28.6%	-6.9%	-0.3%
122 - Park Eden Senior Building	# as of 6/30/2000	180	6	3.3%	173	96.1%	0	0.0%	0	0.0%	79	43.9%
122 - Park Eden Senior Building	# as of 4/4/2001	171	2	1.2%	168	98.2%	0	0.0%	1	0.6%	81	47.4%
122 - Park Eden Senior Building	% change	-5.0%	-66.7%	-64.9%	-2.9%	2.2%	0.0%	0.0%	0.0%	0.0%	2.5%	7.9%
130 - Scattered Sites East	# as of 6/30/2000	427	34	8.0%	393	92.0%	0	0.0%	0	0.0%	67	15.7%
130 - Scattered Sites East	# as of 4/4/2001	423	39	9.2%	384	90.8%	0	0.0%	0	0.0%	70	16.5%
130 - Scattered Sites East	% change	-0.9%	14.7%	15.8%	-2.3%	-1.4%	0.0%	0.0%	0.0%	0.0%	4.5%	5.5%
139 - Scattered Sites North	# as of 6/30/2000	726	36	5.0%	683	94.1%	0	0.0%	7	1.0%	73	10.1%
139 - Scattered Sites North	# as of 4/4/2001	722	42	5.8%	673	93.2%	0	0.0%	7	1.0%	76	10.5%
139 - Scattered Sites North	% change	-0.6%	16.7%	17.3%	-1.5%	-0.9%	0.0%	0.0%	0.0%	0.6%	4.1%	4.7%
143 - Scattered Sites Central	# as of 6/30/2000	1252	34	2.7%	1202	96.0%	0	0.0%	12	1.0%	101	8.1%
143 - Scattered Sites Central	# as of 4/4/2001	1292	26	2.0%	1251	96.8%	0	0.0%	11	0.9%	123	9.5%
143 - Scattered Sites Central	% change	3.2%	-23.5%	-25.9%	4.1%	0.9%	0.0%	0.0%	-8.3%	-11.2%	21.8%	18.0%
146 - Scattered Sites West	# as of 6/30/2000	374	26	7.0%	347	92.8%	0	0.0%	1	0.3%	47	12.6%
146 - Scattered Sites West	# as of 4/4/2001	371	38	10.2%	333	89.8%	0	0.0%	0	0.0%	38	10.2%
146 - Scattered Sites West	% change	-0.8%	46.2%	47.3%	-4.0%	-3.3%	0.0%	0.0%	-100.0%	-100.0%	-19.1%	-18.5%

\* Based on residents reporting receipt of Supplemental Security Income (SSI).

## **ATTACHMENT D: IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT**

---

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the CMHA's Public Housing Lease that was implemented effective July 1, 2000. However, pursuant to HUD guidance, CMHA delayed enforcement of the Community Service Requirement until July 1, 2001.

CMHA is reminding residents of the Community Service Requirement in a resident newsletter scheduled for release in Late April 2001. Those residents who are required to complete the community service requirement will be informed on an individual basis as they are certified (new move-ins) or are re-certified (current residents) effective on or after July 1, 2001. CMHA will provide residents with lists of agencies that are willing to accept volunteers who are working to meet the community service requirement. CMHA will implement procedures to review resident compliance with the community service requirement and provide notices to residents who are not on schedule to meet the requirement before their next annual re-certification.

CMHA's Community Service and Self-Sufficiency is available locally as a supporting document in CMHA's agency plan. Pursuant to HUD guidance, CMHA will implement the community service requirement for all non-exempt residents as they are admitted to housing or are re-certified effective July 1, 2001.

## **ATTACHMENT E: PHA POLICY ON PET OWNERSHIP**

---

### **SUMMARY OF THE PET POLICY ADOPTED BY THE CINCINNATI METROPOLITAN HOUSING AUTHORITY**

CMHA's Pet Policy has been adopted as an addendum to the Public Housing Admissions and Continued Occupancy Plan and Public Housing Lease. All residents must obtain CMHA approval to have a pet reside in their unit. The pet policy shall include all City and County ordinances concerning pets. A pet is defined as a domesticated animal of a species that is commonly kept as a household pet in the community, which, in this policy, shall be limited to a cat, dog, caged bird, hamster, gerbil, mice and fish. The policy is related to the legitimate interest of CMHA in providing a safe and sanitary living environment for all residents, protecting and preserving the physical condition of the property, and the financial interest of CMHA.

The policy does not apply to service or companion animals owned by and necessary for persons with disabilities that reside in public housing or that visit CMHA properties. It does not limit or impair the rights of persons with disabilities, or affect any authority CMHA has to regulate service and companion animals that assist persons with disabilities.

Individual developments may designate no-pet areas, provided that the applicable rules are reasonable and do not conflict with any applicable Federal, State or local law or regulation governing the owning and keeping of pets in dwelling accommodations and the essential terms of this policy.

A resident who desires to have a pet must apply in writing at the resident management office. All pets must be registered with CMHA before they are brought onto the premises and a nominal pet deposit must be paid. Residents needing a pet due to a disability will not be required to pay a deposit. A resident who claims to have a disability requiring a pet as a reasonable accommodation must provide CMHA with appropriate documentation. CMHA may refuse to register a pet if the procedures outlined in the Pet Policy are not followed.

## **ATTACHMENT F: PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS**

---

CMHA's achievements during the past year have been monumental. CMHA has officially broken ground on the largest housing redevelopment in the city. The historic West in Cincinnati will become a revitalized neighborhood, restored for the people who have loved it and lived in it for generations. Over \$190 million is being invested to replace old obsolete buildings at Lincoln Court and Laurel Homes, two of the oldest and now neediest, communities in the city. But the work does not stop there. The money is invested for the people, and in the people of the West End. HOPE VI funds also provide numerous self-sufficiency programs like job training, computer training, and tutoring programs for adults and children who are working toward improving their lives. The years of neglect will melt away as this newer, stronger community attracts new businesses and residents into the area, creating a vital and sustainable mixed-income community.

Other CMHA communities are going through major renovations to become stronger than ever. As this transformation takes place, residents are developing a new sense of pride in their neighborhoods. The promise held by rebuilding vibrant and booming communities is immeasurable as residents take back their neighborhoods and the quality of life they deserve. Below are some examples of CMHA's progress in meeting the mission and goals of the five-year plan:

- 1. Increasing the Availability of Safety, Decent, and Affordable Housing**
  - A. CMHA is modernizing properties to make them more attractive to prospective renters and reduce vacancies. Lincoln Court and Laurel Homes are being revitalized under a HOPE VI grant. Major renovations are completed or in progress at Findlater Gardens and Millvale, as well as several other properties. CMHA continues to study the possibility of applying for a HOPE VI grant for the English Woods development.
  - B. CMHA has implemented the following public housing security improvements:
    - (1) Enhanced lighting
    - (2) Improved fencing and fencing layout
    - (3) Additional cameras and digital recorders in hi-rise buildings
    - (4) Additional cameras and relocation of cameras in family developments
    - (5) Identification of fire lanes and no parking areas
    - (6) Improved communication with local police agencies
  - C. CMHA has increased assisted housing choices by:
    - (1) Applying for additional Section 8 vouchers
    - (2) Implementing site-based waiting lists to provide prospective residents an opportunity to select more specific geographical areas where they wish to live.

- (3) Implementing an "Incentive Transfer" program to give current residents an opportunity to live in some of the scattered site homes that are high in market demand.
- (4) Despite industry-wide concerns about the new Public Housing Assessment System (PHAS), CMHA nearly obtained high performer designation on its overall PHAS score with an 88.1 rating. A perfect score was obtained on the financial assessment sub-system, while a score in the high performing range (90%+) was obtained on the management assessment sub-system. CMHA will continue to review the system and submit its concerns about it to the appropriate parties.

**2. Improving the Quality of Life and Economic Vitality**

- A. CMHA has implemented an optional Earned Income Disregard that promotes income deconcentration in public housing. Twenty percent (20%) of earned income is disregarded for purposes of calculating rent.
- B. Submitting, gaining approval, and implementing a designated housing allocation plan to provide seniors only housing at Park Eden, Maple Tower, and a new senior building to be constructed at the Lincoln Court HOPE VI site.

**3. Promoting Self-Sufficiency and Asset Development of Families and Individuals**

- A. CMHA has begun offering homeownership opportunities to public housing residents for new homeownership units now under construction on the Lincoln Court HOPE VI site. 50 of the 100 units to be constructed will have soft second mortgages, to make the homes available to households with median incomes of 50% of the AMI and above. First right to purchase goes to public housing residents.
- B. The number of gainfully employed residents has increased. The following table displays the change in employment categories of CMHA residents from February, 2000 to February, 2001. Full time employment has increased significantly in the past year and the number of people with no reported income has also decreased dramatically.

**Employment Comparison**

<b>Employed</b>	<b>2000</b>	<b>2001</b>	<b>% Difference</b>
Full Time	1256	1413	+13%
Part Time	374	307	-22%
No Income	443	256	-42%

- C. During the past year, CMHA has graduated 38 residents from a nine-week basic computer training program, specifically targeting residents who need further skill training to become employable and/or promotable. The retention and graduation rates are very good. The agency has also implemented a construction internship program. This program employs public housing residents to work on the agency's capital improvement projects, combining on-the-job training with mini-workshops on various construction topics.
  - D. In September 2000, CMHA was awarded a \$150,000 grant under the Resident Opportunities and Self-Sufficiency Program in the category - Resident Service Delivery Models for the Elderly and Persons with Disabilities. The funding will be used to attract supportive services to all senior hi-rise buildings.
- 4. Ensuring Equal Opportunity in Housing**
- A. CMHA implemented revised Public Housing Admissions & Occupancy Policy and Section 8 Administrative Plan that have stronger language regarding affirmative marketing and income deconcentration.
  - B. CMHA continues to adhere to Section 504 and Americans with Disabilities Act guidelines regarding reasonable accommodations for persons with disabilities.

CMHA is excited to be an instrumental part of the rebirth of Cincinnati's urban areas. CMHA has come a long way over the years to develop services and programs to meet the needs of customers, the residents of Cincinnati and Hamilton County. CMHA looks forward to future opportunities to uphold and build upon this model of quality service. Thanks to the hard work of CMHA residents, staff, and community and government partners, CMHA's dreams become plans and, ultimately, results for the citizens of Cincinnati.

## **ATTACHMENT G: ADMISSIONS POLICY FOR DECONCENTRATION**

---

CMHA adheres to federal guidelines regarding income deconcentration. CMHA's public housing program will work to attract higher income families to lower-income developments by improving the marketability of properties and provide self-sufficiency programs to help increase the income of current residents in lower-income developments, in addition to taking necessary steps to address admissions issues. The Section 8 program has implemented the requirement that 75% of new program participants must be at or below 30% of the area median income. This means that more households with extremely low-incomes will be able to move to higher income areas in the Cincinnati and Hamilton County area.

Specific guidelines have been adopted in CMHA's Public Housing Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan to further income deconcentration in the area of admissions of applicants and the transfer of current occupants including the following:

### **Public Housing Admissions and Occupancy Policy**

#### **(1) Admissions Policy (Section II, Part E6)**

CMHA has a local preference based on income. Applicants with incomes at or below 30% of the area median income are placed in Tier 1, while those above 30% of the area median income are placed in Tier 2.

"To ensure that CMHA admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any of its properties, CMHA will rank applicants within both income tiers as Natural Disaster, Upward Mobility or no-preference. Four out of every ten applicants admitted will be from Tier I. If there are insufficient applications among the Tier I Natural Disaster preference holders, Tier I Upward Mobility preference holders will be selected. If there are insufficient Upward Mobility preference holders, staff will make offers to the No-preference applicants in Tier I. Within each of the ranking preference categories, offers will be made by oldest application. The remaining six out of every ten applicants admitted, will be from Tier I or II, subject to the same ranking preferences sorted by application date and time."

#### **(2) Transfer Policy (ACOP, Section V, Part B3)**

CMH has five categories of transfers. Category 3 transfers addresses income deconcentration.

"Category 3 Administrative Transfers are mandatory transfers within sites or between sites may be made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy standards (Voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g. to permit older children of opposite sexes to have separate bedrooms)."

### **Section 8 Administrative Plan**

Since Section 8 program participants can choose housing in a variety of area neighborhoods, implementing the targeting requirement that 75% of new program participants must be at or below 30% of the area median income means that more extremely low-income households will have an opportunity to live in higher income neighborhoods thus contributing to income deconcentration. The targeting requirement was implemented in the Section 8 Administrative Plan (Section III, Part C).

"...CMHA is required to ensure that at least 75% of the applicants admitted to the Section 8 program during each fiscal year are Extremely Low Income (ELI) households, with incomes below 30% of the median income for the Hamilton County Metropolitan Area.

This targeting requirement does not apply to low-income households that are continuously assisted under the 1937 Act or to low-income or moderate income households that are displaced from eligible low-income housing as a result of the prepayment of a mortgage or voluntary termination of an insurance contract.

CMHA will monitor the number of Extremely Low Income Households, and the number of Low and Very-Low Income Households admitted monthly, and will make any necessary adjustments to the selection process described above to ensure that this targeting requirement is met."

## **ATTACHMENT H: RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD**

---

Members of CMHA's Board of Commissioners are appointed by the following authorities: Hamilton County Board of Commissioners (1 position), Hamilton County Municipal Court (1 position), Hamilton County Probate Court (1 position), and the City of Cincinnati (2 positions). One of the two positions appointed by the City of Cincinnati is reserved exclusively for a resident assisted by CMHA. Ms. Doris Hill is the resident member of CMHA's five-person Board of Commissioners. She was appointed in December 1999 by Mayor Charlie Luken of the City of Cincinnati with the advice and consent of the Cincinnati City Council. Her five-year term will expire in December 2004.

## **ATTACHMENT I: MEMBERSHIP OF RESIDENT ADVISORY BOARDS**

---

Resident representatives were invited to participate in the annual planning process. The Cincinnati Metropolitan Resident Authority Advisory Board (CMRAAB) is the Resident Advisory Board representing public housing residents. Section 8 residents are scattered throughout CMHA's jurisdiction and had not had resident organizations traditionally. However, six (6) Section 8 residents volunteered to participate in the annual planning process.

### **Public Housing Resident Advisory Board (Organizations Represented)**

1. Beacon Glen Resident Council
2. Beechwood Resident Council
3. English Woods Resident Council
4. Evanston Resident Council
5. Findlater Gardens Resident Council
6. Laurel Homes Resident Council
7. Lincoln Court Resident Council
8. Maple Tower Resident Council
9. Millvale Resident Council
10. Park Eden Resident Council
11. Pinecrest Resident Council
12. President Resident Council
13. Redding Resident Council
14. Riverview Resident Council
15. San Marco Resident Council
16. Stanley Rowe Tower A Resident Council
17. Stanley Rowe Tower B Resident Council
18. Winton Terrace Resident Council

### **Section 8 Resident Advisory Board (Resident Representatives)**

1. Judith Adjei-Danso
2. Sheryl Brown
3. Todd Carpenter
4. Camika Davis
5. Katie Muir
6. Antionette Scott

## **ATTACHMENT J: CMHA 2001 ANNUAL PLAN RESIDENT & PUBLIC PARTICIPATION PROCESS**

---

### **I. ANNUAL PLAN ORIENTATION SESSION**

An information session was held to provide interested Resident Council Members more familiarity with the plan requirements and make them aware of upcoming opportunities for resident advisory board participation.

**Date:** Thursday, February 22, 2001

**Time:** 5:00 PM - 6:00 PM

**Guests:** Resident Council Members

**Staff Participants:** Housing Management, Community Relations, Security

### **II. COMMUNITY DEVELOPMENT WORKSHOP**

A discussion community services and self-sufficiency issues in public housing.

**Date:** Monday, March 26, 2001

**Time:** 9:30 AM - 11:00 AM

**Guests:** Resident Council Members, Community Representatives

**Staff:** Community Relations

### **III. SAFETY AND CRIME PREVENTION WORKSHOP**

A discussion of public housing safety and crime prevention measures.

**Date:** Monday, March 26, 2001

**Time:** 11:45 AM - 1:00 PM

**Guests:** Resident Council Members, Community Representatives

**Staff:** Security, Community Relations, Housing Management, Leasing

### **IV. SECTION 8 PROGRAM WORKSHOP**

A discussion of Section 8 administrative policies and programs.

**Date:** Tuesday, March 27, 2001

**Time:** 4:30 PM - 6:00 PM

**Guests:** Selected Section 8 residents, Community Representatives

**Staff Participants:** Section 8

### **V. HOUSING OPERATIONS WORKSHOP**

A discussion of CMHA plans in the following areas of public housing: Capital Improvements, Maintenance/Property Management Policies, and other initiatives to build and sustain properties.

**Date:** Wednesday, March 28, 2001

**Time:** 9:00 AM - 10:15 AM

**Guests:** Resident Council Members, Community Representatives

**Staff:** Modernization, Maintenance, Housing Management

**VI. ADMISSIONS AND OCCUPANCY WORKSHOP**

A discussion of CMHA plans in the following areas of public housing: eligibility & admissions, rent policies, and continued occupancy guidelines.

**Date:** Wednesday, March 28, 2001

**Time:** 10:30 AM -12 Noon

**Guests:** Resident Council Members, Community Representatives

**Staff Participants:** Housing Management, Leasing

**VII. SUPPORTIVE SERVICES WORKSHOP**

A discussion of community and supportive service issues in the public housing communities designated for the elderly and persons with disabilities.

**Date:** Wednesday, March 28, 2001

**Time:** 1:00 PM - 2:30 PM

**Guests:** Resident Council Members, Community Representatives

**Staff Participants** Housing Management

**VIII. PUBLIC COMMENT PERIOD**

The Draft Annual Plan and supporting documents were available and continue to be available for public inspection at the CMHA Central Administrative Office (16 West Central Parkway, Cincinnati, OH 45210). A public notice regarding the Draft Plan was published in the local newspaper, *Cincinnati Enquirer*.

**Date:** Monday, February 26 - Thursday, April 12, 2001

**IX. ON-GOING MEETINGS**

On-going meetings with residents, resident council groups, and outside agencies continued separately throughout the planning process, including resident council meetings, manager's nights' in, HOPE VI meetings, modernization meetings, special committees involving representatives from outside agencies, etc. These on-going meetings assisted in gathering input needed to develop and implement policies.

**Date:** On going

**X. BOARD HEARING**

On Tuesday, April 17, 2001, at 6:30 PM, the CMHA Board of Commissioners is scheduled to hold a regular business meeting. This meeting was scheduled to take place at CMHA offices located at 1635 Western Avenue, Cincinnati, OH 45214. The Annual Plan was scheduled to be considered at this meeting, along with any requests for oral comments on the Annual Plan.