

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 2002
(CMHA Fiscal Year 2003: July 1, 2002 through June 30, 2003)

April 2002

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

**PHA Plan
Agency Identification**

PHAName: Cincinnati Metropolitan Housing Authority

PHANumber: OH -004

PHAFiscalYearBeginning: 07/2002

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 ,1999SutterAvenue,Cincinnati,OH45225
Evanston ,1820RutlandAvenue,Cincinnati,OH45207
FindlaterGardens ,595StrandLane,Cincinnati,OH45232
MapleTower,601MapleAvenue,Cincinnati,OH45229
Millvale,3357BeekmanStreet,Cincinnati,OH45223
ParkEden ,2610ParkAvenue,Cincinnati,OH45206
Pinecrest,3951West8thStreet,Cincinnati,OH45205
President,784Greenwood,Cincinnati,OH45229
Redding,3700ReadingRoad,Cincinnati,OH45229
RiverviewHouse ,2538HackberryStreet,Cincinnati,OH45206
SanMarco ,1601MadisonRoad,Cincinnati,OH45206
Stanley Rowe,1609LinnStreet,Cincinnati,OH45214
WintonTerrace ,4848WinnesteAvenue,Cincinnati,OH45232
 Other(listbelow)
TheSection8AdministrativePlanisalsoavailableat:
Section8Department , 1635WesternAvenue,Cincinnati,OH45214

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
(CMHAF ISCAL YEARS 2001 -2005)
 [24CFRPart903.5]

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space 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 (Seminary Ridge) 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 ratings system.
 - Improve voucher management: (SEMAP score)

Each year, CMHA will aim to obtain high -performer designation under the SEMA Pratings 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:
- 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 standard 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 senior only. The remaining buildings will continue to be senior/disabled buildings. In the first year of the plan, CMHA may designate Park Eden for senior only. In the second year, CMHA may designate Maple Tower and a new 54 -unit senior building at Lincoln Court (City West). In the third year, CMHA plan to designate the Pinecrest and a new senior building in Springdale, Ohio. In the fourth year, CMHA plan to designate the Beechwood. Upon a review of the housing needs in the local community, CMHA may consider designating other senior buildings within the 5 -year period expiring June 30, 2005.
- 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)

AnnualPHAPlan PHAFiscalYear2000

[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**
- TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

Providing more mixed -income housing options, as CMHA is doing in its new developments, is the surest way to reverse the decades -long trend of families leaving the central city. Apartments, townhouse and single -family homes located in neighborhoods throughout Hamilton County make up the rich portfolio of property owned by or under contract with CMHA. Our family and senior communities consist of approximately 7,000 units providing homes for approximately 13,000 residents.

The Cincinnati Metropolitan Housing Authority (CMHA) is committed to strengthening neighborhoods by increasing quality housing opportunities and viable living options for people of all income levels. CMHA is preparing to apply for a HOPE VI grant for one of the area's largest, most impoverished city neighborhoods, English Woods. English Woods has one CMHA's oldest family rental communities. It encompasses a 700 -unit family community, a 118 -unit family rental community addition built in the early 1960's and 138 -unit senior community, built in the late 1960's.

CMHA is preparing to apply for a HOPE VI grant to redevelop the original 700 -unit English Woods community as a predominately homeownership neighborhood. By creating up to 400 units of homeownership on the 75 -acre site, the remaining apartment communities (additions and senior building) will be complemented by a more stable neighborhood. The replacement rental units will be mixed -income with 400 of the units being built/acquired primarily outside the City of Cincinnati and 70 units being constructed on the English Woods site. The plan may be revised dependent upon funding available to support the plan. This plan goes hand with the City and County governments' priority to dramatically increase homeownership.

- Create a homeownership zone designation along Westwood Northern Boulevard.
- Demolish all 700 of the original English Woods apartments.

- Preserve English Woods Addition (118 apartments) and Marquette manor (138 apartments).
- Construct approximately 400 units of homeownership units on 65 acres of the site.
- Develop 70 mixed income rental units on the site.
- Build/acquire 400 mixed income rentals in Hamilton County primarily outside the City of Cincinnati.

Through Capital Funds received from the U.S. Department of Housing and Urban Development (HUD), the Cincinnati metropolitan Housing Authority (CMHA) is able to continually modernize its communities to meet the needs of contemporary living. CMHA communities undergo a range of renovations and additions during each year to provide modern, comfortable homes for our residents.

- **Laurel Homes
Buildings A -D**
Installation of central air conditioning
- **Maple Tower
601 Maple Avenue**
Comprehensive interior renovations. Exterior renovations, including new sidewalks, accessible ramps, roofing, and patio.
- **Findlater Gardens
595 Strand Lane**
Interior renovations, including new kitchens and baths, washer/dryer hookups, air conditioning and accessible units. Exterior renovations, including new sidewalks, roofing, siding, windows, and porches.
- **San Marco
1601 Madison Road**
Exterior restoration of building façade.
- **The Beechwood
330 Forest Avenue**
Exterior restorations, including roofing replacement.
- **Scattered Sites East and West**
Comprehensive interior and exterior renovations.
- **Millvale
3357 Beekman Street**
Comprehensive renovations of exterior and interior of all units, including landscaping, new siding, roofing, window, furnaces, air conditioning, washer/dryer hookups, carpeting, kitchens, baths, and accessible units.

- **The Riverview**
2538 Hackberry Street
Exterior renovations, including new parking and drive, concrete walks and patios, wrought iron fence, roofing, new entrance canopy, and accessible entry.
- **Park Eden**
2610 Park Avenue
Exterior renovations of building façade.
- **The Pinecrest**
3951 West 8th
Replacement of heating and plumbing lines, kitchen renovation.
- **Patricia Gardens**
918-922 Nassau Street
Exterior renovations, including building façade restoration, new sidewalk, steps, roofing, porches, and lighting.
- **Marianna Terrace**
1700 Wabash Drive
Furnace installation.
- **Marquette Manor**
1999 Sutter Avenue
Exterior renovations of building facade

The Cincinnati Metropolitan Housing Authority (CMHA) hopes to expand on recent success during fiscal year 2003 (July 1, 2002 - June 30, 2003). The agency has developed networks with individuals and organizations across Hamilton County to meet its mission of providing safe, decent, and affordable housing. CMHA will strive to maintain its position as a leader in the affordable housing industry by maintaining a rating as a high performing public housing agency. In addition to the HOPE VI, modernization, and improvement plans discussed above; CMHA will undertake a variety of initiatives to enhance the quality of housing, promote resident self-sufficiency, support independent living, advance community safety, and expand the capacity of the housing authority to meet the housing needs of families in the City of Cincinnati and Hamilton County, Ohio.

Annual Plan Table of Contents

[24CFR Part 90.3.79(r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plan file, provide the filename 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 B)
- Implementation of Community Service Requirements (Attachment C)
- PHA Policy on Pet Ownership (Attachment D)
- Progress in Meeting 5 -Year Plan Mission and Goals (Attachment E)
- Resident Membership of the PHA Governing Board (Attachment F)
- Membership of the Resident Advisory Boards (Attachment G)

Optional Attachments:

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

- FY2001 Capital Fund Program 5 - Year Action Plan (Attachment A, Part II)
- Public Housing Drug Elimination Program (PHDEP) Plan: **(Not Applicable - HUD has eliminated the program.)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
- Public Participation Process: (Attachment H)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	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
✓	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
✓	Most recent board - approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	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
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	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
✓	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Schedule of flat rents offered a development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	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
✓	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
✓	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
✓	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
✓	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
✓	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
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
✓	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) program reports	Annual Plan: Community Service & Self - Sufficiency
✓	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
✓	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.	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	S.C. 1437c(h), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orother dataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthe followingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesathave housingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	32,331	5	5	2	5	4	5
Income>30%but <=50%ofAMI	15,506	5	5	2	5	4	5
Income>50%but <80%ofAMI	18,110	5	5	2	5	4	5
Elderly	18,574	5	5	2	5	4	5
Familieswith 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/AsianP.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

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:2000
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

B. Housing NeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s. Completeonetableforeachtypeof
PHA-widewaitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -basedor
sub-jurisdictionalpublichousingwaitinglistsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -baseda ssistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/sub -jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	716		1,894
Extremelylow income<=30%AMI	568	79.33%	
Verylowincome (>30%but<=50% AMI)	115	16.06%	
Lowincome (>50%but<80% AMI)	33	4.61%	
Familieswith children	298	41.62%	
Elderlyfamilies	38	5.31%	
Familieswith Disabilities	61	8.52%	
White	78	10.89%	
Black	636	88.83%	
NativeAmerican	0	0.00%	
Asian	2	0.28%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	352	49.16%	775
2BR	240	33.52%	572
3BR	89	12.43%	396
4BR	29	4.05%	130
5BR	4	.56%	18
5+BR	2	.28%	3

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

Housing Needs of Families on the Waiting List			
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 on sub -jurisdictional waiting list (optional)			
If used, identify which development/sub -jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,226		1,890
Extremely low income <= 30% AMI	1,030	84.01%	
Very low income (> 30% but <= 50% AMI)	158	12.89%	
Low income (> 50% but < 80% AMI)	29	2.37%	
Families with children	885	72.19%	
Elderly families	68	5.55%	
Families with Disabilities	49	4.00%	
White	156	12.72%	
Black	1,059	86.38%	
Native American	0	0.00%	
Asian	2	.16%	
Hawaiian/Pacific	0	0.73%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			

Housing Needs of Families on the Waiting List			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 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 on to 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 **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for alleligible 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 financed 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 preference 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 voucher 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 voucher 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

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$19,427,193	
b) Public Housing Capital Fund	\$16,472,068	
c) HOPEVI Revitalization	\$23,786,396	
d) HOPEVI Demolition	\$2,563,440	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$32,391,968	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-sufficiency Grants	\$284,166	
h) Community Development Block Grant	\$0	N/A
i) HOME	\$0	N/A
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$190,973	Section 8 Supportive Services
3. Public Housing Dwelling Rental Income		
a) Rental Income	\$12,855,470	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
a) Excess Utilities	\$114,160	Public Housing Operations
b) Non-dwelling Rental	\$32,460	Other
c) Interest & Other Income	\$1,095,100	Other
4. Non-federal sources (list below)		
Total resources	\$109,213,394	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)
Assoonaspossibleafterthefilingofapplication.

b. Whichnon-income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug-relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?Whennecessary.

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC-authorizedsource)Whennecessary.

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitstopublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentsitemanagementoffice
- Other(listbelow)

CMHACrosleyCommonsII,1635WesternAvenue,Cincinnati,OH45214

c. IfthePHAplanstooperateoneormoresite-basedwaitinglistsinthecomingyear, answereachofthefollowingquestions;ifnot,skiptosubsection**(3)Assignment**

1. Howmanysite-basedwaitinglists willthePHAoperateinthecomingyear? 13

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 approved site-based waiting list plan)?
If yes, how many lists? 1

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 units 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 transfer 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:(listbelow)
 1. CMHA will have an incentive transfer program whereby residents at non-scattered sites have an opportunity to transfer to a scattered site.
 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 concentration 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admission 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 points 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 reprisal 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
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- 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)]
OH4 -2 English Woods	704	CMHA intends to apply for HOPEVI	
OH4 -3 Laurel Homes Add.	46	HOPEVI Development	
OH4 -4 Lincoln Court	270	HOPEVI Development	
OH4 -5 Millvale South	273		Use of deconcentration policies (See Attachment F)
OH4 -17 Stanley Rowe	64		Use of deconcentration policies (See Attachment F)
OH4 -23 N/C-City/67	26		Use of deconcentration policies (See Attachment F)
OH4 -28 Webman Court/Dixie	12		Use of deconcentration policies (See Attachment F)
OH4 -29 Quebec Road/Clinton	76		Use of deconcentration policies (See Attachment F)
OH4 -38 NC-City/79	39		Use of deconcentration policies (See Attachment F)
OH4 -40 APTA/R -City/79	184		Use of deconcentration policies (See Attachment F)
OH4 -42 A/R-County/86	39		Use of deconcentration policies (See Attachment F)
OH4 -43 A/R-City/86	47		Use of deconcentration policies (See Attachment F)
OH4 -44 A/R-County/88	49		Use of deconcentration policies (See Attachment F)
OH4 -45 A/R-City/88	43		Use of deconcentration policies (See Attachment F)
OH4 -46 A/R-County 2/88	47		Use of deconcentration policies (See Attachment F)

B. Section 8

Exemptions: PHA 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 admissionsto the section 8 program of families at or below 30% of median area income? 8

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

Households not currently receiving subsidized housing

3. If the PHA will employ admission 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 points 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the 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 preference 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 admission 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(lis tbelow)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

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 increase 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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
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
- Anytime the family experiences an income increase
- Anytime 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 rental 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

[24CFR Part 903.79(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)

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Resident Service Delivery Model - Elderly/Disabled Services		
Resident Service Delivery Model - Service Coordinator		
Congregate Housing Services Program		

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)

(2) Section 8 Management: (list below)

6.PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6..Section 8-OnlyPHAsareexemptfromsub -component6A.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PublicHousing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart96 6, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicant 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 applicant 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 addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below):

7. Capital Improvement Needs

[24CFR Part 903.79(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: PHA 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 there)

(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: Attachment A)

-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 there)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.IdentifyanyapprovedHOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFundProgram AnnualStatement.

- Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skiptoquestionc;ifyes,provide responses to question b for each grant, copying and completing as many times as necessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

- 1.Developmentname:LincolnCourt
2.Development(project)number:OH4 -4
3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- 1.Developmentname:LaurelHomes
2.Development(project)number:OH4 -03,OH4 -08
3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- 1.Developmentname:EnglishWoods
2.Development(project)number:OH4 -02,OH4 -14
3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- Yes No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrant in thePlanyear?
Ifyes,listdevelopmentname/sbelow:
OH4 -2EnglishWoods

- Yes No:d)WillthePHAbeengaginginanymixed -financedevelopment activitiesforpublichousinginthePlanyear?

If yes, list developments or activities below:

OH4 -2/14 English Woods

OH4 -3/8 Laurel Homes

OH4 -4 Lincoln Court

OH4 -39/OH4 -40 Grandview (Seminary Ridge)

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.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))i nthepanFiscalYear?(If“No”,skipto component9;if“yes”,completeoneactivitydescriptionforeach development.)

2.ActivityDescription

- Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skipto component9.If“No”,completetheActivityDescriptiontable below.)

Demolition/DispositionActivityDescription	
1a.Developmentname:MarquetteManor	
1b.Development(projec t)number:OH04 -11	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (06/30/03)	
5.Numberofunitsaffected:0	
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment Explanation:Dispositionofexc essvacantlandinconjunctionwiththeredevelopmentof EnglishWoods(OH04 -02).	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:06/30/03 b.Projectendeddateofactivity:06/30/03	

Demolition/DispositionActivityDescription

1a. Development name: English Woods Addition
1b. Development (project) number: OH04 -14
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"/>
4. Date application approved, submitted, or planned for submission: (06/30/03)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development Explanation: Disposition of excess vacant land in conjunction with the redevelopment of English Woods (OH04 -02).
7. Timeline for activity: a. Actual or projected start date of activity: 06/30/03 b. Projected end date of activity: 06/30/03

Demolition/Disposition Activity Description
1a. Development name: English Woods
1b. Development (project) number: OH04 -02
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"/>
4. Date application approved, submitted, or planned for submission: (06/30/03)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development Explanation: Disposition of excess vacant land in conjunction with the redevelopment of English Woods (OH04 -02).
7. Timeline for activity: a. Actual or projected start date of activity: 06/30/03 b. Projected end date of activity: 06/30/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

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

Designation of Public Housing Activity Description	
1a. Development name:	Lincoln Court
1b. Development (project) number:	OH4 -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 - Effective July 2001 <input checked="" type="checkbox"/> 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?
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

Designation of Public Housing Activity Description	
1a. Development name: Maple Tower	
1b. Development (project) number: OH4 -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?	
6. Number of units affected: 120	
7. Coverage of fact ion (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Park Eden	
1b. Development (project) number: OH4 -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?	
6. Number of units affected: 177	
7. Coverage of fact ion (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: (Unnamed Building in Springdale, Ohio)	
1b. Development (project) number: (unassigned as of April 2002)	
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 - Effective January 2001	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(05/01/02)</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?	
8. Number of units affected: 140	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Pinecrest	
1b. Development (project) number: OH4 -26	
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 type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(05/01/02)</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: 177	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Beechwood	
1b. Development (project) number: OH4 -07	
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 type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(05/01/02)</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: 148	
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

[24CFR Part 903.79 (j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: English Woods 1b. Development (project) number: OH4 -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.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmayskip tocomponent11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescriptioninformation forthiscomponentinthe **optional**PublicHousingAsset ManagementTable?(If“yes”,skiptocomponent12.If“no”, completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

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 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:

1. Must be a Section 8 participant for at least one year
2. Tenant must be current on rent and utilities
3. Enrolled in Family Self-Sufficiency (FSS) for at least one year or a former participant who completed the FSS program and continues to receive rental subsidy.

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(l)]

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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- 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)

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPanda
Section8OnlyPHAsmayskipcomponent15.HighPerformingandsmallPHAs thatareparticipatingin
PHDEPandaaresubmittingaPHDEPPlanwiththisPHAPlanmayskipcomponentD.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

- Highincidenceofviolent and/drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestaticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake: (selectallthatapply)

- Contracting without side and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

This section is reserved for the Pet Policy information requested by HUD for the Annual Plan. As of February 2002, 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

[24CFR Part 903.79(o)]

Civil rights certifications will be included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16.Fiscal Audit

[24CFRPart903.79(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.PHAAssetManagement

[24CFRPart903.79(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

[24CFR Part 903.79(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 Residential Advisory Board (C -RAB) 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 will recognize 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.

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

Attached as Attachment (Filename)

Provided below:

Add four more senior buildings and make them Senior Buildings Only. This will make an even distribution, with six senior buildings and six senior/disabled buildings.

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:

The federal designated housing guidelines require CMHA to consider the impact of senior designated housing on the housing resources for younger persons with disabilities and balance that against the demand for housing among seniors. Therefore, CMHA is taking a moderate approach towards designating current mixed population (senior/disabled) communities to be converted to senior only.

CMHAs projected to make two (2) apartment buildings that are currently mixed population to be converted to seniors only including the Pinecrest in July 2002 and the Beechwood in July 2003. In addition, CMHA is projected to develop a new apartment building in Springdale during 2003. The new building will be designated for seniors only.

If the projected buildings above are added to the current buildings that are designated for seniors only including the senior community at the Lincoln Court, then CMHA would have six (6) buildings designated for seniors only and eight (8) remaining buildings that have a mixed population of seniors and younger persons with disabilities by the end of calendar year 2003.

CMHA will maintain the option of designating additional apartment buildings as senior only buildings based on the annual review of housing needs and resources.

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 there a 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 HOPEVI redevelopment. 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 HOPEVI developments are located. Hamilton County is supporting the HOPEVI 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 HOPEVI 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					
PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004502 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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	503,000			
	Management Improvements Hard Costs	0			
4	1410 Administration	892,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	724,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	340,000			
10	1460 Dwelling Structures	12,083,068			
11	1465.1 Dwelling Equipment — Nonexpendable	0			

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P004502 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
12	1470 Nondwelling Structures	0	
13	1475 Nondwelling Equipment	1,030,000	
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	900,000	
19	1502 Contingency	0	
	Amount of Annual Grant: (sum of lines.....)	16,472,068	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security --Soft Costs	190,000	
	Amount of Line XX related to Security --Hard Costs		
	Amount of line XX Related to Energy Conservation Measures	190,000	
	Collateralization Expenses or Debt Service		

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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
OH4 -1 WINTON TERRACE	Bathroom tile replacement		1460		60,000				
OH4 -2 ENGLISH WOODS	HOPEVI				0				
OH4 -3/8 LAUREL HOMES	HOPEVI				500,000				
OH4 -4 LINCOLN CT.	HOPEVI				0				
OH4 -5/6 MILLVALE	Comp.Mod		1460		4,000,000				
OH4 -10/13 FINDLATER GARDENS	Comp.Mod.		1460		5,000,000				
OH4 -11 MARQUETTE MANOR	Carpet replacement Expansion joint/sealing		1460 1460		60,000 375,068				
OH4 -17 STANLEY ROWE HOUSES	Kitchen/laundry hookup		1460		175,000				
OH4 -23 SCATTERED SITES	Interior/exterior repairs		1460		220,000				

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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
OH4 -25 THE RIVERVIEW	Seal exterior brick		1460		290,000				
OH4 -30 SCATTERED SITES	Interior/exterior		1460		340,000				
OH4 -36 HORIZON HILLS	Site/retaining walls		1450		112,000				
OH4 -38 SCATTERED SITES	Window & insulation		1460		128,000				
OH4 -39 BEACON GLEN	Sitework		1450		190,000				
OH4 -40 EDEN BLDG. WASHINGTON TERRACE	Retaining wall Window replacement		1450 1460		38,000 86,000				
OH4 -41 THE EVANSTON	Elevator upgrade		1460		14,000				
OH4 -42-46 SCATTERED SITES	Comp. Mod		1460		160,000				

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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
AGENCYWIDE	Res. Initiative & Economical Dev.		1408		200,000				
	Security Guards at Hi -Rise		1408		190,000				
	Training for Staff & Resident		1408		25,000				
	One Accountant		1408		46,000				
	Relocation/Transfer Specialist		1408		42,000				
	Non Technical Salaries		1410.1		418,000				
	Travel		1410.1		20,000				
	Telephone Expense CGP		1410.16		19,000				
	Advertising		1410.19		16,000				
	Fringe Benefits		1410.9		419,000				
	Technical Salaries		1430		384,000				
	Consultant Fees		1430.1		250,000				
	Hazard Material Consultant		1430.2		90,000				
	Site Acquisition		1440		0				
	Hazard Material Abatement		1460		200,000				
	Impact maintenance		1460		150,000				
	Life Safety Systems		1460		135,000				
	Energy		1460		190,000				
	Computer & Technical Upgrade		1475		800,000				
	Maintenance/Management Equipment		1475.2		90,000				
	Vehicles		1475.7		140,000				
	Development		1499		900,000				
	Contingency		1502		0				

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: OH10P004502 Replacement Housing Factor No:	Federal FY of Grant: 2002					
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	
OH4 -1 WINTON TERRACE	9/30/04						
OH4 -2 ENGLISH WOODS	9/30/04						
OH4 -3/8 LAUREL HOMES	9/30/04						
OH4 -4 LINCOLN COURTS	9/30/04						
OH4 -5/6 MILL VALE	9/30/04						
OH4 -10/13 FINDLATER GARDENS	9/30/04						
OH4 -11 MARQUETTE MANOR							

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: OH10P004502 Replacement Housing Factor No:	Federal FY of Grant: 2002					
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	
	9/30/04						
OH4 -17 STANLEY ROWE HOUSES	9/30/04						
OH4 -23 SCATTERED SITES	9/30/04						
OH4 -25 THE RIVER VIEW	9/30/04						
OH4 -30 SCATTERED SITES	9/30/04						
OH4 -36 HORIZON HILLS	9/30/04						
OH4 -38 SCATTERED SITES	9/30/04						
OH4 -39 BEACON GLEN	9/30/04						

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

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: OH10P004502 Replacement Housing Factor No:	Federal FY of Grant: 2002					
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	
OH4 -40 EDEN BLDG./WASHINGTON TERRACE	9/30/04						
OH4 -/1 THE EVANSTON	9/30/04						
OH4 -42-46 SCATTERED SITES	9/30/04						

**CapitalFundProgramFive -YearAction
Plan
PartI:Summary**

PHAName CINCINNATIMETROPOLITANHOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-YearPlan <input type="checkbox"/> Revision No:			
DevelopmentNumber/Name/HA -Wide	Year1	Work Statement forYear2 FFYGrant: PHAFY:	WorkStatement forYear3 FFYGrant: PHAFY:	Work Statement forYear4 FFYGrant: PHAFY:	Work Statement forYear5 FFYGrant: PHAFY:
OH4 -1WINTONTERRACE OH4 -2/14ENGLISHWOODS OH4 -3/8LAURELHOMES OH4 -4LINCOLNCOURT OH4 -5/6MILLVALE SOUTH&NORTH OH4 -7BEECHWOOD OH4 -10/13FINDLATERGARDENS OH4 -11MARQUETTEMANOR OH4 -16SETTYKUHN OH4 -17STANLEYROWE OH4 -18MARIANNATERRACE OH4 -19MAPLETOWER OH4 -20THEREDDING OH4 -21THEPRESIDENT OH4 -22PARKEDEN OH4 -23SCATTEREDSITES OH4 -25THERIVERVIEW OH4 -26THEPINCREST OH4 -28WEBMAN COURT OH4 -29QUEBEC/CLIN TONSPRINGS	AnnualStatement	\$380,000 \$42,000 \$0 \$0 \$5,000,000 \$0 \$5,000,000 \$0 \$90,000	\$396,000 \$127,000 \$0 \$0 \$5,000,000 \$97,000 \$3,500,000 \$159,000 \$68,000	\$400,000 \$380,000 \$260,000 \$0 \$1,000,000 \$210,000 \$2,800,000 \$412,000 \$112,000	\$888,000 \$190,000 \$110,000 \$0 \$1,000,000 \$0 \$1,000,000 \$0 \$0

OH4 -30SCATTEREDSITES		\$180,000	\$0	\$609,000	\$521,000
OH4 -36HORIZONHILLS					
OH4 -37SANMARCO					
OH4 -38SCATTEREDSITES		\$0	\$0	\$61,000	\$201,000
OH4 -39SCATTEREDSITES					
OH4 -40SCATTEREDSITES		\$0	\$0	\$142,000	\$0
OH4 -41THEEVANSTON					
OH4 -42-46SCATTEREDSITES		\$0	\$167,000	\$0	\$24,000
		\$0	\$131,000	\$37,000	\$16,000
		\$384,068	\$29,000	\$0	\$120,000
		\$220,000	\$0	\$260,000	\$480,000
		\$0	\$169,000	\$368,000	\$28,000
		\$0	\$91,000	\$216,000	\$231,000
		\$0	\$0	\$0	\$97,000
		\$120,000	\$148,000	\$371,000	\$680,000
		\$211,000	\$11,000	\$210,000	\$396,000
		\$0	\$110,000	\$60,000	\$42,000
		\$0	\$0	\$126,000	\$280,000
		\$71,000	\$201,000	\$184,068	610,000
		\$190,000	\$512,000	\$180,000	\$500,000
		\$0	\$360,000	\$1,206,000	\$96,000

		\$70,000	\$171,000	\$0	\$90,000
		\$180,000	\$340,000	\$192,000	\$1,560,000
PhysicalImprovementSubtotal		\$11,748,068	\$12,138,068	\$9,796,068	\$9,185,500
ManagementImprovements		\$503,000	\$503,000	\$503,000	\$503,000
HAWideNon -dwellingStructuresandEquipment					
		\$570,000	\$628,000	\$788,000	\$756,568
Administration		\$894,000	\$914,000	\$936,000	\$962,000
Other		\$1,467,000	\$1,955,568	\$3,149,000	\$3,874,000
Demolition		\$0	\$0	\$0	\$91,000
ModUseforDevelopment		\$900,000	\$650,000	\$1,300,000	\$1,100,000
TotalCFPFunds(Est.)		\$16,472,068	\$16,472,068	\$16,472,068	\$16,472,068
TotalReplacementHousingFactorFunds					

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

Activities for Year 1	Activities for Year: 2003 FFY Grant: PHAFY:	Activities for Year: 2004 FFY Grant: PHAFY:
	<p>OH4 -1 Winton Terrace Boiler Replacement</p> <p style="text-align: right;">\$380,000</p>	<p>OH4 -1 Winton Terrace Wall repair/painting</p> <p style="text-align: right;">\$396,000</p>
	<p>OH4 -2/14 English Woods E.W. addition –Tuckpointing</p> <p style="text-align: right;">\$42,000</p>	<p>OH4 -2/14 English Woods E.W. addition -Wall repair/painting</p> <p style="text-align: right;">\$127,000</p>
	<p>OH4 -3/8 Laurel Homes Hope VI</p> <p style="text-align: right;">\$0</p>	<p>OH4 -3/8 Laurel Homes Hope VI</p> <p style="text-align: right;">\$0</p>
	<p>OH4 -4 Lincoln Court Hope VI</p> <p style="text-align: right;">\$0</p>	<p>OH4 -4 Lincoln Court Hope VI</p> <p style="text-align: right;">\$0</p>
	<p>OH4 -5/6 Millvale Comp. Mod.</p> <p style="text-align: right;">\$5,000,000</p>	<p>OH4 -5/6 Millvale Comp. Mod.</p> <p style="text-align: right;">\$5,000,000</p>
	<p>OH4 -7 Beechwood</p> <p style="text-align: right;">\$0</p>	<p>OH4 -7 Beechwood Wall repairs/painting</p> <p style="text-align: right;">\$97,000</p>
	<p>OH4 -10/13 Findlater Gardens Comp. Mod.</p> <p style="text-align: right;">\$5,000,000</p>	<p>OH4 -10/13 Findlater Gardens Comp. Mod</p> <p style="text-align: right;">\$3,500,000</p>
	<p>OH4 -11 Marquette Manor</p> <p style="text-align: right;">\$0</p>	<p>OH4 -11 Marquette Manor Wall repairs/painting</p> <p style="text-align: right;">\$159,000</p>
	<p>OH4 -16 Setty Kuhn Storm sewers</p> <p style="text-align: right;">\$90,000</p>	<p>OH4 -16 Setty Kuhn HVAC replacement</p> <p style="text-align: right;">\$68,000</p>
	<p>OH4 -17 Stanley Rowe Elevator upgrade</p> <p style="text-align: right;">\$180,000</p>	<p>OH4 -17 Stanley Rowe</p> <p style="text-align: right;">\$0</p>

OH4 -18MariannaTerrace		\$0	OH4 -18MariannaTerrace Wallrepair/painting	\$18,000
OH4 -19MapleTower		\$0	OH4 -19MapleTower	\$0
OH4 -20TheRedding		\$0	OH4 -20TheRedding	\$0
OH4 -21ThePresident		\$0	OH4 -21ThePresident	\$0
OH4 -22ParkEden Tilereplacement Wallrepair/painting		\$211,000 \$173,068	OH4 -22ParkEden Parkinglotrepairs	\$29,000
OH4 -23ScatteredSites Interior/exteriorrepairs		\$220,000	OH4 -23ScatteredSites	\$0
OH4 -25TheRiverview		\$0	OH4 -25TheRiverview Wallrepair/painting	\$169,000
OH4 -26ThePinecrest		\$0	OH4 -26ThePinecrest Retainingwall/structure	\$91,000
OH4 -28WebmanCourt		\$0	OH4 -28WebmanCourt	\$0
OH4 -29Quebec/ClintonSprings Doorreplacement		\$120,000	OH4 -29Quebec/ClintonSprings Floorreplacement	\$148,000
OH4 -30ScatteredSites Interior/exteriorrepairs		\$211,000	OH4 -30ScatteredSites Interior/exteriorrepairs	\$111,000

	OH4 -36HorizonHills		\$0	OH4 -36HorizonHills Wall repair/painting	\$110,000
	OH4 -38ScatteredSites Interior/exterior		\$71,000	OH4 -38ScatteredSites Sewer/sanitarylines Interior/exterior	\$71,000 \$130,000
	OH4 -39ScatteredSites Sitework		\$190,000	OH4 -39ScatteredSites Comp.Mod	\$512,000
	OH4 -40ScatteredSites		\$0	OH4 -40ScatteredSites Interiorfloorstructural Wallrepairs/painting	\$311,000 \$49,000
	OH4 -41Evanston Retainingwallstructure		\$70,000	OH4 -41Evanston Sitework Interiorpainting	\$32,000 \$139,000
	OH4 -42-46ScatteredSites Comp.Mod		\$180,000	OH4 -42-46ScatteredSites Comp.Mod	\$340,000

		AGENCYWIDE		
AGENCYWIDE		\$200,000		
RES.INITIATIVE&ECON.DEV.		\$190,000	RES.INITIATIVE&ECON.DEV.	\$200,000
SECURITYGUARDSATHI -RISES		\$25,000	SECURITYGUARDSATHI -RISES	\$190,000
TRAININGFORSTAFF&RESIDENT		\$46,000	TRAININGFORSTAFF&RESIDENT	\$25,000
ONEACCOUNTANT		\$42,000	ONEACCOUNTANT	\$46,000
RELOCATION/TRANSFERSPEC.		\$435,000	RELOCATION/TRANSFERSPEC.	\$42,000
NONTECHNICALSALERIES		\$20,000	NONTECHNICALSALERIES	\$435,000
TRAVEL		\$16,000	TRAVEL	\$20,000
TELEPHONEEXPENSEFORCGP		\$420,000	TELEPHONEEXPENSEFORCGP	\$16,000
ADVERTISING		\$392,000	ADVERTISING	\$16,000
FRINGEBENEFITS		\$250,000	FRINGEBENEFITS	\$427,000
TECHNICALSALARIES		\$60,000	TECHNICALSALARIES	\$427,000
CONSULTANTFEES		\$0	CONSULTANTFEES	\$250,000
HAZ.MAT.CONSULTANT		\$200,000	HAZ.MAT.CONSULTANT	\$40,000
SITEACQUISTION		\$150,000	SITEACQUISTION	\$0
HAZMAT.ABATEMENT		\$135,000	HAZMAT.ABATEMENT	\$150,000
IMPACTMAINTENANCE		\$190,000	IMPACTMAINTENANCE	\$150,000
LIFESAFETYSYSTEMS		\$280,000	LIFESAFETYSYSTEMS	\$135,000
ENERGY		\$90,000	ENERGY	\$216,000
COMPUTER&TECHUPGRADE		\$200,000	COMPUTER&TECHUPGRADE	\$178,000
MAINT/MGTEQUIPMENT		\$900,000	MAINT/MGTEQUIPMENT	\$180,000
VEHICLES		\$90,000	VEHICLES	\$270,000
DEVELOPMENT			DEVELOPMENT	\$650,000
CONTINGENCY			CONTINGENCY	\$617,000

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

Activities for Year 1	Activities for Year: 2004 FFY Grant: PHAFY:		Activities for Year: 2005 FFY Grant: PHAFY:	
	<p>OH4 -1 Winton Terrace Site Work</p> <p>OH4 -2/14 English Woods Hillside Stabilization</p> <p>OH4 -3/8 Laurel Homes A&D area wall repair/painting</p> <p>OH4 -4 Lincoln Ct. Hope VI</p> <p>OH4 -5/6 Millvale Comp. Mod.</p> <p>OH4 -7 The Beechwood Sitework</p> <p>OH4 -10/13 Findlater Gardens Comp. Mod.</p> <p>OH4 -11 Marquette Manor Hillside Stabilization</p> <p>OH4 -16 Setty Kuhn</p>	<p>\$400,000</p> <p>\$380,000</p> <p>\$260,000</p> <p>\$0</p> <p>\$1,000,000</p> <p>\$210,000</p> <p>\$2,800,000</p> <p>\$412,000</p>	<p>OH4 -1 Winton Terrace Wall repair/painting Landscaping Tuckpointing & sealing</p> <p>OH4 -2/14 English Woods Parking Lots</p> <p>OH4 -3/8 Laurel Homes Sitework</p> <p>OH4 -4 Lincoln Ct. Hope VI</p> <p>OH4 -5/6 Millvale Comp. Mod.</p> <p>OH4 -7 The Beechwood</p> <p>OH4 -10/13 Findlater Gardens Comp. Mod.</p> <p>OH4 -11 Marquette Manor</p> <p>OH4 -16 Setty Kuhn</p>	<p>\$208,000 \$190,000 \$490,000</p> <p>\$190,000</p> <p>\$110,000</p> <p>\$0</p> <p>\$1,000,000</p> <p>\$0</p> <p>\$1,000,000</p> <p>\$0</p>

	Wallrepair/painting		\$112,000			\$0
	OH4 -17StanleyRowe				OH4 -17StanleyRowe	
	Parkinglotupgrade		\$120,000		A&Bbldg. –Roofreplacement	\$211,000
	Bldg.A&Bwallrepair/painting		\$327,000		Seal&Expansion	\$310,000
	Sitework		\$162,000		OH4 -18MariannaTerrace	
	OH4 -18MariannaTerrace				Sitework	\$201,000
	Sitework		\$61,000		OH4 -19MapleTower	
	OH4 -19MapleTower					\$0
	Wallrepair/interiorpainting		\$142,000		OH4 -20TheRedding	
	OH4 -20TheRedding				Elevatorupgrade	\$24,000
			\$0		OH4 -21ThePresident	
	OH4 -21ThePresident				Elevatorupgrade	\$16,000
	Driveway/parkinglotrepairs		\$37,000		OH4 -22ParkEden	
	OH4 -22ParkEden				Sitework/landscaping	\$120,000
			\$0		OH4 -23ScatteredSites	
	OH4 -23ScatteredSites				Comp.Mod.	\$480,000
	Roofreplacement		\$160,000		OH4 -25TheRiverview	
	Siteimprovement		\$100,000		Parkinglotrepair/sealing	\$28,000
	OH4 -25TheRiverview				OH4 -26ThePinecrest	
	HillsideStabilization		\$388,000		Wallrepair/painting	\$231,000
	OH4 -26ThePinecrest				OH4 -28WebmanCourt	
	HillsideStabilization		\$216,000		Roofreplacement	\$61,000
	OH4 -28WebmanCourt				Wallrepairs/painting	\$36,000
			\$0		OH4 -29Quebec/ClintonSprings	
	OH4 -29Quebec/ClintonSprings				Comp.Mod	\$680,000

HillsideStabilization		\$310,000			
Wallrepair/painting		\$61,000			
OH4 -30ScatteredSites				OH4 -30ScatteredSites	
Interior/exterior		\$210,000		Comp.Mod.	\$365,000
OH4 -36HorizonHills				OH4 -35HorizonHills	
Siteupgrade		\$60,000		Carpetreplacement	\$42,000
				Doorreplacement	\$185,000
OH4 -37SanMarco				OH4 -37SanMarco	
Exteriorstructuralrepairs		\$125,000		Wallrepair/painting	\$30,000
				ExteriorStructure	\$250,000
OH4 -39ScatteredSites				OH4 -39ScatteredSites	
Parkinglotrepairs		\$84,000		Comp.Mod	\$500,000
Wallrepair/painting		\$96,000			
OH4 -40ScatteredSites				ScatteredSites	
Comp.Mod.		\$526,000		A/CBoilerreplacement	\$96,000
Propertiestructural		\$680,000			
OH4 -41Evanston				OH4 -41Evanston	
		\$0		Parkinglotrepairs	\$90,000
OH4 -42-46ScatteredSites				OH4 -42ScatteredSites	
Roofreplacement		\$192,000		Comp.Mod.	\$1,560,000
AGENCYWIDE				AGENCYWIDE	
RES.INTIATIVE&ECON.DEV.		\$200,000		RES.INTIATIVE&ECON.DEV.	\$200,000
SECURITYGUARDSATHI -RISES		\$190,000		SECURITYGUARDSATHI -RISES	\$190,000
TRAININGFORSTAFF&RESIDENT		\$25,000		TRAININGFORSTAFF&RESIDENT	\$25,000
ONEACCOUNTANT		\$46,000		ONEACCOUNTANT	\$46,000
RELOCATION/TRANSFERSPEC.		\$42,000		RELOCATION/TRANSFERSPEC.	\$42,000
NONTECHNICALSALERIES		\$448,000		NONTECHNICALSALERIES	\$461,000

	TRAVEL	\$20,000		TRAVEL	\$20,000
	TELEPHONEEXPENSEFORCGP	\$16,000		TELEPHONEEXPENSEFORCGP	\$16,000
	ADVERTISING	\$16,000		ADVERTISING	\$16,000
	FRINGEBENEFITS	\$436,000		FRINGEBENEFITS	\$449,000
	TECHNICALSALARIES	\$409,000		TECHNICALSALARIES	\$414,000
	CONSULTANTFEES	\$250,000		CONSULTANTFEES	\$250,000
	HAZ.MAT.CONULTANT	\$30,000		HAZ.MAT.CONULTANT	\$20,000
	SITEACQUISTION	\$600,000		SITEACQUISTION	\$700,000
	HAZMAT.ABATEMENT	\$100,000		HAZMAT.ABATEMENT	\$300,000
	IMPACTMAINTENANCE	\$200,000		IMPACTMAINTENANCE	\$400,000
	LIFESAFETYSYSTEMS	\$100,000		LIFESAFETYSYSTEMS	\$400,000
	ENERGY	\$160,000		ENERGY	\$190,000
	COMPUTER&TECHUPGRADE	\$218,000		COMPUTER&TECHUPGRADE	\$160,000
	MAINT/MGTEQUIPMENT	\$200,000		MAINT/MGTEQUIPMENT	\$200,000
	VEHICLES	\$370,000		VEHICLES	\$396,568
	DEVELOPMENT	\$1,300,000		DEVELOPMENT	\$1,100,000
	CONTINGENCY	\$1,300,000		CONTINGENCY	\$1,200,000

ATTACHMENT B: 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 February 2002, 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 February 2002 (1.2%). Another factor creating change is the fact that all of Lincoln Court and most of Laurel Homes are under HOPEVI 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 -LincolnCourt	#asof6/30/2000	781	3	0.40%	778	99.60%	0	0.00%	0	0.00%		0.00%
104 -LincolnCourt	#asof2/15/2002	392	3	0.80%	389	99.20%	0	0.00%	0	0.00%	67	17.10%
104 -LincolnCourt	%change	-49.81%	0.00%	91.33%	-50.00%	-0.37%	NA	NA	NA	NA	NA	NA
107-ElderlyProgram	#asof6/30/2000	1639	238	14.50%	1396	85.20%	0	0.00%	5	0.30%	678	41.40%
107-ElderlyProgram	#asof2/15/2002	1607	200	12.40%	1171	72.90%	1	0.10%	5	0.30%	655	40.80%
107-ElderlyProgram	%change	-1.95%	-15.97%	-14.17%	-16.12%	-14.47%	NA	NA	0.00%	3.71%	-3.39%	-1.55%
108 -LaurelHomes	#asof6/30/2000	977	5	0.50%	972	99.50%	0	0.00%	0	0.00%	140	14.30%
108 -LaurelHomes	#asof2/15/2002	716	2	0.30%	713	99.60%	0	0.00%	0	0.00%	108	15.10%
108 -LaurelHomes	%change	-26.71%	-60.00%	-44.13%	-26.65%	0.08%	NA	NA	NA	NA	-22.86%	5.48%
113 -WintonTerrace/Findlater	# asof6/30/2000	3680	80	2.20%	3581	97.30%	1	0.00%	18	0.50%	262	7.10%
113 -WintonTerrace/Findlater	#asof2/15/2002	3489	29	0.80%	1131	32.40%	1	0.00%	6	0.20%	266	7.60%
113 -WintonTerrace/Findlater	%change	-5.19%	-63.75%	-62.22%	-68.42%	-66.68%	0.00%	NA	-66.67%	-65.61%	1.53%	7.38%

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	#asof6/30/2000	3143	108	3.40%	3024	96.20%	2	0.10%	9	0.30%	289	9.20%
115 -English Woods/Millvale	#asof2/15/2002	2825	51	1.80%	1069	37.80%	1	0.00%	3	0.10%	239	8.50%
115 -English Woods/Millvale	%change	-10.12%	-52.78%	-46.90%	-64.65%	-60.66%	-50.00%	-64.60%	-66.67%	-64.60%	-17.30%	-8.04%
122 -Park Eden Senior Building	#asof6/30/2000	180	6	3.30%	173	96.10%	0	0.00%	0	0.00%	79	43.90%
122 -Park Eden Senior Building	#asof2/15/2002	173	2	1.20%	170	98.30%	0	0.00%	1	0.60%	82	47.40%
122 -Park Eden Senior Building	%change	-3.89%	-66.67%	-64.97%	-1.73%	2.25%	NA	NA	NA	NA	3.80%	7.97%
130 -Scattered Sites East	#asof6/30/2000	427	34	8.00%	393	92.00%	0	0.00%	0	0.00%	67	15.70%
130 -Scattered Sites East	#asof2/15/2002	412	28	6.80%	172	41.70%	0	0.00%	2	0.50%	70	17.00%
130 -Scattered Sites East	%change	-3.51%	-17.65%	-15.05%	-56.23%	-54.62%	NA	NA	NA	NA	4.48%	8.22%
139 -Scattered Sites North	#asof6/30/2000	726	36	5.00%	683	94.10%	0	0.00%	7	1.00%	73	10.10%
139 -Scattered Sites North	#asof2/15/2002	708	46	6.50%	652	92.10%	0	0.00%	7	1.00%	73	10.30%
139 -Scattered Sites North	%change	-2.48%	27.78%	29.94%	-4.54%	-2.14%	NA	NA	0.00%	-1.13%	0.00%	2.09%
143 -Scattered Sites Central	#asof6/30/2000	1252	34	2.70%	1202	96.00%	0	0.00%	12	1.00%	101	8.10%
143 -Scattered Sites Central	#asof2/15/2002	1269	50	3.90%	1205	95.00%	0	0.00%	0	0.00%	113	8.90%
143 -Scattered Sites Central	%change	1.36%	47.06%	45.93%	0.25%	-1.09%	NA	NA	-100.00%	-100.00%	11.88%	9.93%
146 -Scattered Sites West	#asof6/30/2000	374	26	7.00%	347	92.80%	0	0.00%	1	0.30%	47	12.60%
146 -Scattered Sites West	#asof2/15/2002	376	36	9.60%	337	89.60%	3	0.80%	0	0.00%	40	10.60%
146 -Scattered Sites West	%change	0.53%	38.46%	36.78%	-2.88%	-3.42%	NA	NA	-100.00%	-100.00%	-14.89%	-15.57%

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

ATTACHMENT C: 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 reminded residents of the Community Service Requirement in a resident newsletter in Late April 2001. Those residents who were 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.

In December 2001, HUD issued a notice via Internet that explained that the Federal Fiscal Year 2002 Congressional Appropriations Bill for HUD that was signed by the President contained language that forbade enforcement of the Community Service Requirement during the next fiscal year, except for HOPE VI developments. Therefore, CMHA is preparing to enforce the requirement only at developments that are or become part of the HOPE VI revitalization program.

ATTACHMENTD:PHAPOLICYONPETOWNERSHIP

SUMMARYOF THEPETPOLICYADOPTEDBYTHE CINCINNATIMETROPOLITANHOUSINGAUTHORITY

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 E: PROGRESS IN MEETING 5 -YEAR PLAN MISSION AND GOALS

CMHA's achievements during the past two years have been monumental. CMHA has officially broken ground on the largest housing redevelopment in the city. The historic West End 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 which created obsolete housing 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 high-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 obtained high performer designation on its overall PHAS score with a 92.0 rating. A perfect score was obtained on the financial assessment sub -system, while a score in the high performing range (28 out of 30 or 93%) 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

Employed	2000	2001	%Difference
FullTime	1256	1413	+13%
PartTime	374	307	-22%
NoIncome	443	256	-42%

- C. 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 high-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 F: 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 program 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 sex 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 G: 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.

ATTACHMENTH:MEMBERSHIPOFRESIDENTADVISORY 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. The Section 8 department will assemble a group of interested residents to serve as an advisory board on Section 8 programs.

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. Carla Brown
2. Cynthia Lomax
3. Robert Jeter
4. Erica Rumph

**ATTACHMENT I: CMHA 2002 ANNUAL PLAN
RESIDENT & PUBLIC PARTICIPATION PROCESS**

A variety of opportunities for learning about CMHA policies and providing input were available during the public comment period: February 22, 2002 - April 10, 2002.

**Admissions & Occupancy Overview I
March 13, 2002**

**Community Development Panel Discussion
March 28, 2002**

**Housing Operations/Property Management Discussion
April 2, 2002**

**Admissions & Occupancy Overview II
April 3, 2002**

**Supportive Services Panel Discussion
April 4, 2002**

**Section 8 Panel Discussion
April 10, 2002**