

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHAName: Columbus Metropolitan Housing Authority

PHANumber: OH001

PHAFiscalYearBeginning: 01/01/2003

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 – John Hahn (614) 421 – 6400
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library Columbus Main Branch
- PHA website www.cmhanet.com
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

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

www.cmhanet.com

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
 [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:

The Columbus Metropolitan Housing Authority serves the community by helping people access affordable housing. By working with our collaborative partners, we develop renovate and maintain housing, promote neighborhood revitalization, and assist residents in accessing needed social services.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS** . (Quantifiable measures would include 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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:

- Concentrate one effort 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)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - 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)
 - Other: (list below) See CMHA Strategic Initiatives.

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)

See Appendix A – Columbus Metropolitan Housing Authority Strategic Plan.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionary policiesthePHAhasincludedintheAnnual Plan.

TheColumbusMetropolitanHousingAuthority(CMHA),aspartoftheAgencyPlanfor2002,startedastrategicplanning initiativeprepareforthe2003AgencyPlan.Thisinitiativeinvolvedouttenantcouncilofficers(a.k.a.ResidentAdvisory Board),privatesector,publicofficials,socialserviceorganizations,areacommissionsandstaff.Publiccommentsand suggestiononCMHAandthecommunity -housingenvironmentwerecollectedandtakentoastrategicplanningssessionwith seniorstaff.New goalswereestablishedalongwitharevisedMissionstatement,whichCMHA'sBoardofCommissioners endorsed.ThisnewStrategicPlanwithitsfiveinitiativesreplacesthepreviousStrategicPlan.TheStrategicPlancanbefound inAppendixA.

Ourprioritystrategicinitiativesatareincludedinthis2003AgencyPlaninvolvefollowing:

- TheNewVillagesatSecondAve.(oldTaylorTerrace)willseefinalconstructionandbeginningofoccupancyduring 2003andinto2004
- Negotiationswillcontinue withprivatedeveloperstoincludepublichousingwithintheirmarketrateunitstofurther deconcentrationandaddpublichousingunits
- IncooperationwithTheGreaterLindenDevelopmentCorporation,newhomesarebeingbuiltforhomeownershipin theFourCornersdevelopmentandrevitalizationarea.
- Wecontinuetoassesstheappropriateuseof960E.Fifth,oldcentralofficeandcurrentmaintenancefacility,useand whatpartnershiptheremaybeforjointdevelopment
- Capitalimprovementsfor2003willcontinuetoadressPHASscoringfor2001
- AthirdroundofRequestforProposalsforProjectbasedS8voucherswillbereleasedlate2002tobeacceptedbythe CMHABoardofCommissioners.Therewillbe600S8vouchersassignedtothisRFPandtheir purposewillbetosupportthecommunity'sRebuildingLivesandothersupportivehousingprograms

- CMHA and the YMCA will have successfully leased up Sunshine Terrace, a homeless supportive housing environment by the end of 2002. In 2003 we will continue to work on stabilizing the 180 unit Sunshine Terrace and working with the community for success
- CMHA will continue to dispose of scattered sites under a home ownership (5h) program and sale of other units that are infeasible to rehab
- CMHA will initiate planning for the rehabilitation, demolition and/or replacement of Jenkins Terrace, Worley Terrace, Sunshine Annex and Sunshine Terrace
- The S8 Homeownership program will continue to build off of its first year
- Site based Wait List will be expanded to include Waggoner Road, Westerville and New Villages.
- CMHA will work with CDC on home ownership and other neighborhood revitalization activities desired by the communities

CMHA's past goals and outcomes listed in Appendix B produced significant progress. While we have officially moved from those strategic initiatives to the new ones, we have not abandoned those that allow us to forge better partnerships that will produce better housing outcomes. Our plans will remain flexible with the challenge to meet community initiatives as they develop.

CMHA as its Mission indicates, maintains its commitment to affordable housing by working with collaborative partners.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(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 Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Appendix C**
- FY2003 Capital Fund Program Annual Statement **Appendix D**
- Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart **Appendix F**
- FY2003 Capital Fund Program 5 Year Action Plan **Appendix E**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Appendix G**
- Other (List below, providing each attachment name)
Appendix F = Community Service and Self Sufficiency

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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 jurisdiction 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
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] Available on Web www.cmhanet.com	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan Available on Web www.cmhanet.com	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X		Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction, our waiting list and how we plan to address these needs.

The Columbus Metropolitan Housing Authority (CMHA) in collaboration with the City of Columbus, Franklin County, Mid Ohio Regional Planning Commission, Community Shelter Board, Franklin County Department of Human Services, HUD Columbus Office and the Greater Columbus Chamber of Commerce conducted a market analysis and community strategies relevant to affordable housing. This study completed in August 1997 was and is the most exhaustive Assessment produced for Columbus and Franklin County. This study was initiated by CMHA to examine the impact of significant changes in public and assisted housing at both the federal and local levels and to develop strategies to respond to these changes.

As the report indicates, those that came together at CMHA's request became known as the Replacement Housing Collaborative. This Collaborative soon realized that CMHA is only 5% of the solution. Thus, the Collaborative worked on affordable housing from a community standpoint to provide affordable rental housing for low-income Franklin County residents. It is to the credit of the organizations involved and to the community that affordable housing is seen as a community issue and not just the responsibility of the public housing authority.

When we analyze the data in the Providing Affordable Rental Housing in Central Ohio report along with our June 2002 waitlist we find the following:

- ✓ There is a 22,000 unit total deficit for extremely low-income households in the study area.
- ✓ The surplus/deficit analysis shows one affordable rental housing unit for every two extremely low-income renters in the study area.
- ✓ The Section 8 Wait list as of June 2002 has 71% of its applicants at or below 30% of median income.
- ✓ The Public Housing Wait list as of June 2002 has 88% of its applicants at or below 30% of median income.

The Replacement Housing Collaborative with community involvement, developed both CMHA and community strategies. These strategies were based on the following five principles:

- ◆ Use CMHA resources to mobilize the energy and resources of others.
- ◆ Provide mixed-income housing environments.
- ◆ Provide affordable units that look like quality market-rate housing.
- ◆ Link housing with employment and services.
- ◆ Meet the housing needs of residents of the local communities in the study area.

The strategies then developed were based on these principles and are intended to complement each other and build a more comprehensive affordable housing approach. Specific CMHA strategies are listed below and fully delineated on pages 82-92 of the report.

- ◆ Strategy 1: Participate in New Development
- ◆ Strategy 2: Acquire Scattered Site Existing Units
- ◆ Strategy 3: Invest Selectively in Preservation Projects
- ◆ Strategy 4: Renovate & Deconcentrate Existing Stock
- ◆ Strategy 5: Expand Housing Opportunity through the Section 8 Program

As the report indicates, the CMHA strategies can only be accomplished with partners and in a supportive community environment. During the stakeholder feedback, it was clear that many community leaders understood the issue of affordable rental housing but are reticent to take a public stand. Consequently, the community strategies, listed below, were developed with the hope of building that base of community support and to broaden the responsibility. These strategies are detailed on pages 93-96 of the report.

- ◆ Strategy 1: Establish a regional Implementing Body
- ◆ Strategy 2: Create a Community Affordable Housing Fund
- ◆ Strategy 3: Develop Customized Approaches for Each Local Community
- ◆ Strategy 4: Target an Education and Buy-in Effort to Key Stakeholders with an Emphasis on the Business Community
- ◆ Strategy 5: Develop a Support System for Organizations Locating Affordable Units in Non-Traditional Locations

◆ Strategy6: Advocatefor HUDandCongresstoProvide
MaximumFlexibilitytoImplementtheStrategies

◆ Strategy7: RewardPositiveEfforts

CMHAandthecommunitywillcontinuetoimplementthesestrategiesbasedupontheresourcesavailable. Whereappropriateandfeasible,grants andloansfromfederal,state,localandprivatesourceswillbeapplied forthroughinnovativeproposalsgearedtothefundingguidelines.Prioritiesandguidelinesforprogramsoften changefromyeartoyearandourdecisionstopursuecertainopportunitiesandresourcesmayalsochangeover thecomingyearsifthereareprogramchangesbeyonourcontrol.

CMHAwillcontinue,duringCY2002,tobringonlineanddevelophousingthatwillmeetthestrategies listedabove.SpecificprojectsthatwillseefruitionwilltheLindenHomeownershipProgramtomeetStrategy 3,the developmentofapartnershipinsenior mixedincome developmenttomeetstrategy5,therebuildingof TaylorTerracetomeetStrategy4andtheimplementationofProjectBasedSection8vouchertomeet Strategy5.

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

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

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	46,156	5	5	2	4	3	4
Income > 30% but <= 50% of AMI	33,271	4	5	2	4	2	3
Income > 50% but < 80% of AMI	47,674	2	1	1	4	2	2
Elderly	20,681	4	3	2	4	1	2
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: Replacement Housing Collaborative Report, August 1997
- Other sources: (list and indicate year of information)

**B. Housing Needsof FamiliesonthePublicHousingandSection8Tenant
BasedAssistanceWaitingLists**

State the housing needsof thefamiliesonthePHA'swaitinglist/s. Completeonetableforea chtypeofPHA -wide waitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -basedorsub -jurisdictionalpublic housingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList June2002			
Waitinglisttype:(s electone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(op tional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	8322		
Extremelylow income<=30%AMI	5907	71%	
Verylowincome (>30%but<=50%AMI)	2365	28%	
Lowincome (>50%but<80%AMI)	50	1%	
Familieswith children	6214		
Elderlyfamilies	385		
Familieswith Disabilities	1585		
Race/ethnicityIndian	36		
Race/ethnicityAsian	49		
Race/ethnicityBlack	6126		
Race/ethnicityWhite	1,947		
Race/ethnicityHispanic	125		
Characteristicsby BedroomSize (PublicHousing	28		

HousingNeedsofFamiliesontheWaitingList June2002			
Only)Unknown			
1BR	1832		
2BR	3593		
3BR	2366		
4BR	418		
5BR	70		
5+BR	15		
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Ifyes :			
Howlonghasitbeenclosed(#ofmonths)?ClosedJuly1,2002			
DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> YesProjectBased/ExecutiveDirector			

HousingNeedsofFamiliesontheWaitingList June2002			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	2808		
Extremelylow income<=30%AMI	2471	88%	
Verylowincome (>30%but<=50%AMI)	316	11%	
Lowincome (>50%but<80%AMI)	21	1%	
Familieswith children	1644		
Elderlyfamilies	104		
Familieswith Disabilities	361		

Housing Needs of Families on the Waiting List June 2002			
Race/ethnicity Indian	11		
Race/ethnicity Asian	12		
Race/ethnicity Black	2210		
Race/ethnicity White	517		
Race/ethnicity Hispanic 26			
Characteristics by Bedroom Size (Public Housing Only) Unknown	16		
1BR	1037		
2BR	910		
3BR	640		
4BR	161		
5BR	38		
5+BR	6		
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)? Closed July 1, 2002			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose 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)

Not necessary since waitlist already has those with disproportional need.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants 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)

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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$8,106,147	
b) Public Housing Capital Fund	\$6,823,989	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$60,108,879	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPEVI Revitalization	\$2,634,573	Replacement Hsg
Public Housing Capital Fund	\$7,540,668	
3. Public Housing Dwelling Rental Income	\$6,202,813	PH Operations
4. Other income (list below)		
Interest Income	\$192,500	PH Operations
Non-dwelling Income	\$243,600	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
5. Non-federal sources (list below)		
Withdrawal of excess Section 8 Reserve	\$300,000	PH Operations
Total resources	\$92,153,169	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) If on wait list, we screen at approximately 200 number
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Financial Credit History

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either direct or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (presumptive applications only)
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

Five (5) The Meadows and bring up Post Oaks, which has not been achieved yet. Waggoner Road, Westerville, New Villages.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

Westerville, New Villages - Family (Mixed Income) may not happen until late 2003 or beginning 2004. Waggoner Road.

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

Two (2)

4. Where can interested persons obtain more information about assignments 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)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of for
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 admission to public housing to families at or below 30% of
median area income?

50% at or below 30% of median 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: (list below)

50% over new admissions.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Executive Director's Decision

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1. 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)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families

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

Disabled individuals with supportive services.

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)

CMHA Website – www.cmhanet.com
Telephone inquires.

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)

When family income increases by more than \$1000 per year.

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
 Criminal and drug -related activity, more extensively than required by law or regulation
 More general screening than criminal and drug -related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

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

- Criminal or drug -related activity
 Other (describe below)

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3)SearchTime

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- 1.) Can't locate within 60 /90 days.
- 2.) Medical reason.
- 3.) Any other reasonable request, (if we must close applications or reduce the number of vouchers under lease, no extension will be given.)

(4)AdmissionsPreferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Disabled with supportive services Executive Director's decision.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 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
- 1** Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1** Other preference(s) (list below)
Disabled with supportive services Executive Director's decision.

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 preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and 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 program to the public?

- Through published notices
 Other (list below)

Work with community organizations serving the special purpose population.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- 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)

e. Ceiling rents

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

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

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

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

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

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

f. Rent determination:

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

- Never
- At family option
- Any time the family experiences an income increase

- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 1000/year or more income
- Other (list below)

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.)

- This 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)

Will review flat rents in 2003.

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component

4B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

To assist in deconcentration.

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 burden 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)

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	3554	825
Section 8 Vouchers	9492	872
Section 8 Certificates		
Section 8 Mod Rehab	109	
Special Purpose Section 8 Certificates/Vouchers (list individually)	200	20
Public Housing Drug Elimination Program (PHDEP)	175	95
Other Federal Programs (list individually)		

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)

- Admission & Occupancy Policy is available at 880 E. 11th Ave., Cols., Ohio 43211 or on the web at www.cmhanet.com
- Property Management Maintenance Policy is available at 880 E. 11th Ave., Cols., Ohio 43211
- Pest Control Policy is available at 880 E. 11th Ave., Cols., Ohio 43211
 - Personnel Policy is available at 880 E. 11th Ave., Cols., Ohio 43211

(2) Section 8 Management: (list below)

- Administrative Plan is available at 880 E. 11th Ave., Cols., Ohio 43211 or on the web www.cmhanet.com
- Personnel Policy is available at 880 E. 11th Ave., Cols., Ohio 43211

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list addition to federal requirements below:

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

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

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: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) See Appendix D

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Option 15 - 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) See Appendix E

-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. HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

Rosewind, The Meadows, New Villages, Waggoner Senior Housing.

2. Development (project) number: OH16URD

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

- New Village Homes.
- Additional Elderly housing at Waggoner Road and Westerville.
- Planning for development of additional housing for the mentally disabled.
- Development of home ownership program to support Four Corners and Rosewind HOPE VI.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

Demolition/DispositionActivityDescription	
1a. Development name:	Vacantland
1b. Development (project) number:	Partsofvarioussites
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:	<u>(01/31/03)</u>
5. Number of units affected:	N/A
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 12/31/03

Demolition/DispositionActivityDescription	
1a. Development name:	LintonGarden
1b. Development (project) number:	OH119
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> disposition of vacant land
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(09/30/02)</u>
5. Number of units affected:	land to be disposed
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/30/02 b. Projected end date of activity: 06/30/03

Demolition/DispositionActivityDescription	
1a. Development name: Old Central Office Building and Maintenance Facility	
1b. Development (project) number:	
2. Activity type: Demolition <input checked="" 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: <u>(06/30/03)</u>	
5. Number of units affected: N/A	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 03/30/03 b. Projected end date of activity: 12/31/03	

Demolition/DispositionActivityDescription	
1a. Development name: Scattered Sites	
1b. Development (project) number: OH118 and OH121	
2. Activity type: Demolition <input checked="" 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: <u>(06/01/03)</u>	
5. Number of units affected: 50 - 100	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/03 b. Projected end date of activity: 12/31/03	

Demolition/DispositionActivityDescription	
1a.Developmentname:TaylorTerrace	
1b.Development(project)number:OH113	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> ToCMHASubsiary	
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (07/28/99)	
5.Numberofunitsaffected:N/A	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:02/01/00 b.Projectendeddateofactivity:12/31/03	

Demolition/DispositionActivityDescription	
1a.Developmentname:HighRises(JenkinsTerrace,WorleyTerrace,SunshineTerrace,SunshineTerrace) neAnnex,	
1b.Development(project)number:	
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> ToCMHASubsiary	
3.Applicationstatus(selectone)Beginninganalysisofcostofrehabornewbuilding. Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (6/30/03)	
5.Numberofunitsaffected:Jenkins -194,Worley,SunshineAnnex126,SunshineTerrace180	
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:01/01/03 b.Projectendeddateofactivity:DependsonanalysisandCapitalFunds.	

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: Waggoner Senior Housing	
1b. Development (project) number:	
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>(03/01/02)</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: 30	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development (30 out of 75)	

Total development

Designation of Public Housing Activity Description	
1a. Development name: Westerville Senior Housing	
1b. Development (project) number:	
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:	(09/01/02)
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
7. Number of units affected: 30	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as 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”,skiptocompo nent11.If“No”,completetheActivityDescription tablebelow.

ConversionofPublicHousingActivityDescription	
1a.Developmentname:N/A	
1b.Development(project)number:	
2.Whatisthestatusoftherequiredassessment?	
<input type="checkbox"/> Asses smentunderway <input type="checkbox"/> AssessmentresultssubmittedtoHUD <input type="checkbox"/> AssessmentresultsapprovedbyHUD(ifmarked,proceedtonextquestion) <input type="checkbox"/> Other(explainbelow)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)	
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrentstatus)	
<input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPla nsubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway	
5.Descriptionofhowrequirements ofSection202arebeingsatisfied bymeansother thanconversion(selectone)	
<input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolition application (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan(date submittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:v acancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)	

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: 1b. Development (project) number:

Trevitt Heights1		-11
Brittany Hills1		-17
Brittany Hills1		-22
Scattered Sites	1	-23
Scattered Sites1		-18
Scattered Sites1		-21
Alice Rita	1	-24
Brittany Hills1		-25
Glencreek/Crestwood1		-26
Russell Leach	1	-27

2. Federal Program authority:

HOPEI

HOPEIII -This was completed in 2002 Agency Plan.

LINTON GARDENS/SOUTH LINDEN -Thirty -Five(35) units are recurrently being built

5(h)

Turnkey III

Size of Program: The Columbus Metropolitan Housing Authority is in the process of finalizing this program which started in 1971 with 948 units. 809 units have been purchased and 137 units were converted to our conventional public housing. The remaining two units will be sold probably by the time this Plan is put into effect.

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 2/99
5. Number of units affected: 10 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Last fall, HUD authorized Section 8 Voucher participants to purchase their homes by using the monthly Section 8 housing subsidy to pay for a portion of the mortgage.

CMHA has added several restrictions that will hopefully ensure the success of the program:

- Prospective homebuyers must be enrolled in the CMHA Section 8 Self Sufficiency Program and must have at least \$3,000 in their FSS escrow account.
- A down payment of at least 3 percent of the purchase price is required.
- One percent of the down payment must come from the family's personal savings.

Additional safeguards have also been established:

- Homebuyer counseling is required.
- Buyer must use conventional or FHA type financing.
- CMHA reserves the right to approve the unit.
- A professional dwelling unit inspection must be obtained.
- The unit must be occupied by the participant.

The maximum term of Section 8 home ownership assistance may be for 15 years if the mortgage is for a term of longer than 240 months. Monthly subsidy payments will be made directly to clients who will in turn make payments to their lending institutions. Families must continue to meet all Section 8 requirements in order to remain eligible in addition to documenting that they are current on mortgage, insurance, and utility payments at their annual recertification. A recapture of funds will occur if the home is sold within 10 years of the purchase date.

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.

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 (if available)
- Joint administration of other demonstration program
- Other (describe) CMHA has received employment and training funds for OWF qualified individuals. We will continue these programs if funded.

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/eligibilityforpublichousinghomeownershipoptionparticipation
- Preference/eligibilityforsection8homeownershipoptionparticipation
- Otherpolicies(listbelow)

b.EconomicandSocialself -sufficiencyprograms

Yes No: DoesthePHAcordinate,promote orprovideanyprogramstoenhance theeconomicandsocialself -sufficiencyofresidents?(If“yes”, completethefollowingtable;if“no”skiptosub -component2,Family SelfSufficiencyPrograms.Thepositionofthetablemaybealteredit facilitateit use.)

**Tentative-Basedonfunding
ServicesandPrograms**

ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoff ice/other providername)	Eligibility (publichousingor section8 participantsor both)
<i>TEACH</i>	<i>50-100</i>	<i>200%Poverty</i>	<i>Poindexter</i>	<i>PublicHousing/S8</i>
UrbanLeague	50-100	200%Poverty	UrbanLeague	PublicHousing/S8
CRIS	50	200%Poverty	CRIS	PublicHousing/S 8

(2)FamilySelfSufficiencyprogram/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 01/01/03)
Public Housing	N/A	N/A
Section 8	375	400

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsthatarenotparticipatinginPHDEPandSection8Only
PHAsmayoptoutofComponent15.HighPerformingandsmallPHAsthatareparticipatinginPHDEPandareshsubmittinga
PHDEPPlanwiththisPHAPlanmayoptoutofComponentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(selectallthat
apply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's
developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingoradjacentto
thePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsduetoperceived
and/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describepbelow)

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

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

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

Pointdexter Village	240 N. Champion Ave.
Riverside Bradley	241 McDowell Street
Lincoln Park	1755 South 20th Street
Sawyer Manor	940 Caldwell Place
Trevitt Heights	940 Caldwell Place
Sunshine Terrace	241 McDowell Street
Sunshine Annex	241 McDowell Street
Worley Terrace	99 South Central Avenue
Sawyer Towers	525 Sawyer Boulevard
Bollinger Towers	750 North High Street

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

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

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

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

Same as #13 -A,3

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 FY2003 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 FY2003 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

ATTACHMENT I

**CMHA
PET CONTROL POLICY
AND
PROCEDURE**

Pest Control Policy

CMHA's goal is to provide safe, decent and sanitary housing for its residents. In doing so CMHA's pest control policy is to limit and eradicate pest and rodents in its units and community spaces.

In eradicating and limiting pest and rodents within our developments and community spaces CMHA has specified eradication and limited contracts with three pesticide contractors. The contractors provide pest control services for elderly high rises, Family communities, and Scattered Site housing units as outlined in the environmental pest control process.

The process in the accepted proposals conform to bid specifications of February 1998. CMHA in its attempt to control and eradicate pest and assist its residents has on its staff a Housekeeping employee who is certified by the State to also perform pest control extermination. The position's primary responsibilities are to coordinate pest control schedules and services, provide immediate pest control services in the absence of contractor and to make housekeeping referrals.

The actions of CMHA reflect the seriousness to our commitments in providing safe, decent, sanitary and pest free environments for our residents.

PEST CONTROL PROCEDURE

INTENT

To provide pest control services for CMHA developments and community spaces. CMHA has contracted with three (3) pest control companies.

SCOPE OF WORK:

The implementation of an integrated pest management program, designed for the eradication of ants, cockroaches and other household pests.

The pesticide contractor's pest management program will provide identification, prevention, monitoring and evaluation services utilizing the following tools:

Sanitation - Resident Education
Inspections
Baits
Evaluation Reports
Trapping (Sticky Traps, Glue Boards)
Flushing Agents (Pyrethrins)
Residual Insecticides

IMPLEMENTATION:

Prevention

Sanitation is critical in any roach control program. Contractor's will provide ongoing information to educate residents not only to the connection between sanitation and the control of unwanted pests, but to the ultimate goal of controlling the spread of germs and diseases. (See sample letter to residents.)

Monitoring

Each of the twelve (12) months of the contract a technician from contractors will extensively inspect (pulling stoves, refrigerators and cabinet draws, etc.) in each CMHA unit during treatments, to identify levels of infestation and target units (see Inspection Form). Technicians will utilize inspect mirrors, flashlights and sticky traps in this effort.

Pesticides

The primary pesticides will be Hydramethylnon (Max Force) and Abamectin (Avert) crack and crevice bait, both proven to be effective against resistant roaches while creating the least disruption to the environment (very little if any resident preparation needed). Each of the twelve (12) months of the contract a technician will locate cockroach harborage areas and make bait applications directly to nesting site.

Evaluation

Contractor's will submit biweekly reports to CMHA outlining levels of infestations and corrective measures for management (water leaks, caulking, Etc.) and residents (sanitation). (See Evaluation Report)

APPROVED MATERIALS:

Contractor shall use only insecticides and materials approved by the United States Environmental Protection Agency and acceptable to the Columbus Metropolitan Housing Authority for use in commercial pest control.

AREA AND SERVICE FREQUENCY:

Monthly treatments of the interior of all units as outlined in specifications Bid No. 1 -98. Technicians will need approximately 10 -15 minutes to inspect and treat each unit. Approximate time will vary based on level of infestation.

OTHER SERVICES OFFERED:

Sanitation Workshops

Roach control in multi -housing has always been a challenge. Communicating between the tenants, management and the pest control operator is an extremely important aspect, to control the roach population, not individual roaches.

The population in a given community is determined by the amount of food, water and harborage available. Permanent reduction in one or more vital factors will result in a permanent reduction in the (roach) population. Sanitation is thus the first and foremost requirement for permanent control.

Sanitation levels in a multi-unit housing community will vary from unit to unit. It will usually be as good or as bad as the inclination of those responsible for it. The desire for good sanitation must be in the minds of those who do the work of achieving it. Therefore, a pest control operator seeking permanent control of household pests must offer as a mandatory training to educate customers not only to the close connection between sanitation and the control of pests, but to the ultimate goal of controlling the spread of germs and diseases.

The contractor will offer Pre-Orientation and Remedial Sanitation Safety Workshops as requested by Property Management or on-site residents in conjunction with its other services. Although educational services are customized to meet the needs of each tenant population, the following is a general outline of the workshop.

WORKSHOP OUTLINE

Cockroaches/rodents

Lifecycle and habits

Prevention

Spread of germs and diseases

Resistance

Insecticide and their usage

Pest management: The need for a cooperative effort.

1. The role of tenants, management and the pest control operator.

Sanitation tips for controlling vital factors (food, water, and harborage).

Property disposal of garbage

Proper food storage

Proper unit maintenance

Residents and Management Meetings

A representative of the pest control company will be required to attend Resident Council meetings to address tenant concerns. A schedule of meetings for a one year period will be made available to the contractor at the time of contract award. Meetings will be a requirement for the first quarter of the contract and as requested during the remainder of the contract. Meeting will not be mandatory for the scattered site contractor. Property Management will be responsible for contacting the contractors.

Meetings will also be scheduled on an as needed basis with select CMHA personnel and the contractor. These meetings will be mandatory and will be used to maintain communication and to discuss any problem areas as they arise.

Requirements

CMHA will require all work to be completed as specified. CMHA will refuse payment of invoices in which any work has not been completed to our specifications and will be held until such work has been completed to CMHA's satisfaction.

Schedule of Treatment

CMHA's Housing Inspector, in conjunction with the contractor, will submit at the beginning of the contractor period, a quarterly schedule stating time and date(s) of each community to be treated, allowing sufficient advance notice to residents.

CMHA's management will supply keys and authorize personnel to unlock and lock doors to all common areas. The contractor will provide written notification to management of units that are occupied by residents who will not allow contractor's to service their units.

Dear Resident:

Following these helpful hints will greatly reduce the possibility of cockroach infestation. Always remember our goal is to limit the amount of food, water and shelter available to unwanted pest.

Always keep sinks, tubs, and counter tops dry
Store all goods in airtight containers
Place trash in plastic bags and remove frequently
Clean and dry all dishes
Clean food spills immediately
Clean all appliances as needed

Stove (oven, behind, top, racks and drippans)
Refrigerator (behind, top)

Reduce excessive clutter
Report water leaks immediately
Report infestations

Cockroach control in multi-unit housing has always been a challenge but with your support we can create a healthier environment in which to live.

Sincerely,

CONTRACTOR'S INSPECTION REPORT

DATE: ___/___/___/

APARTMENT NUMBER: _____

KITCHEN:

Stove Area _____

Behind Stove _____

Inside Stove Top _____

Refrigerator Top _____

REFRIGERATOR AREA:

Refrigerator Door _____

Refrigerator

Behind Refrigerator _____

Grill _____

Refrigerator

Top _____

SINK AREA:

Counter Tops _____

Under

Cabinets _____

Sink _____

Floors _____

Drawers _____

Walls _____

OTHER NOTES: _____

Food Storage: Poor _____ Good _____ Excellent _____

Trash in plastic bags Yes _____ No _____

BATHROOM:

Sink Area _____

Sink Top _____

Cabinets _____

Floors _____

Toilet _____

Walls _____

OTHER NOTES: _____

Trash in plastic bags? Yes _____ No _____

LIVINGROOM:

Closets_____

Walls_____

Floors_____

BEDROOM:

Closets_____

Walls_____

Floors_____

COMMENTS: _____

COD

- | | | | | |
|-----|-----|--------------------|-----|-------------------|
| ES: | (1) | Cleaning Needed | (2) | Excessive Clutter |
| | (2) | Excessive Moisture | (4) | Exclusion Needed |
| | (5) | Maintenance Needed | (6) | Infestation |

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79 (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

[24CFRPart903.79(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?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached as Attachment (Filename)
 Provided below: See Appendix G

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Mayoral Appointment

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- 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)

Franklin County, Ohio
City of Columbus, 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)

- Other: (list below)

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

D. Other Information Required by HUD

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

Significant Amendments/Modifications Definition

CMHA's definition of significant amendments or modification for the Agency Plan is those that make a change to the PHA's mission, or the goals and objectives to enable CMHA to meet the needs of the families we serve, or both. In respect to the Capital Fund, CMHA considers significant amendments as those that are non-emergency and not required to stay within compliance of Capital Fund expenditures.

Attachments

APPENDIX A

NEW STRATEGIC PLAN

ColumbusMetropolitan
HousingAuthority

StrategicPlan

February2002

Mission

The Columbus Metropolitan Housing Authority serves the community by helping people access affordable housing.

By working with our collaborative partners, we develop, renovate and maintain housing, promote neighborhood revitalization, and assist residents in accessing needed social services.

Priority Strategic Initiatives:

1. Housing Programs

- Maintaining the current housing stock
- Develop additional housing resources
- Develop affordable housing in outlying areas of Franklin County and Columbus
- Assist in developing mixed income housing in targeted neighborhoods
- Define our customers

2. Funding

- Creative financing for housing developments
- Increase funds, grants to support operations

3. Operational Efficiencies

- Decrease paperwork
- Improve long range planning and budgeting
- Reduce costs
- Increase accountability among staff
- Work faster, better, cheaper

4. Customer Service

- Identify staff barriers to customer service
- Eliminate redundancies
- Improve information sharing
- Establish standards of service
- Improve customer satisfaction

5. Internal Staffing Issues

- Improve and expand training
- Review workloads
- Increase staff retention, promotion, and recognition
- Improve employee development
- Increase accountability

Initiative 1: Housing Programs

Current State:

CMHA serves 28 -30,000 persons in 3800 Public Housing units and 8,000 Section 8 rental units.

Family Public Housing units are in good condition but 3 -4 elderly high rises are facing obsolescence and must be renovated or replaced soon. We have had a significant loss of elderly units.

Federal funding for capital improvements and operations has decreased and will probably continue to shrink.

Both Section 8 and Public Housing units are concentrated in central city neighborhoods. Penetration in outlying areas is largely confined to tax credit units, not market rate units.

Our client base is not diversified in terms of income, race, and family characteristics (very low -income—earning less than 30% of median income, 85-90% minorities and 80 -85% single parent head of household). The waitlists reflect the same characteristics, and there are few elderly applicants.

We also face significant issues in dealing with immigrant populations (language, culture, etc.)

Only one of two persons on the Public Housing or Section 8 waitlist are housed or receive voucher —very inefficient.

Two Year Goal:

1. Family Units:

- Maintain units and complete scheduled renovations
- Achieve 98% yearly occupancy rate
- Complete New Village (Taylor Terrace) development

2. Elderly Units:

- Maintain units and complete scheduled renovations
- Raise occupancy level to 95%
- Develop 60 units in partnership with National Church Residences
- Develop rehab/replacement strategies for 3 -4 high rise buildings
- Review low -income elderly market demands and develop appropriate strategy (new construction/Section 8 set aside)

3. Section 8:

- Raise FMRs to 50th percentile
- Improve utilization rate to 98%
- Maintain Shelter Plus Care programs for disabled and homeless

4. Applicant Pool

- Increased diversity of pool as it relates to
 - Race
 - Income
 - Family characteristics
- Seek partner to help market CMHA units

5. Develop new waitlist procedure to reduce dropouts.

Stakeholders

The list is endless and will be developed as each objective is developed.

Objectives:

What	By When	By Whom
Complete construction and occupy New Villages	12/03	Steve Havens
Achieve 98% occupancy in family communities	12/02	Claude Nesbit
100% of existing renovation projects completed on budget and on time	12/03	Nasrat Soliman
Achieve 95% occupancy in elderly communities	12/02	Claude Nesbit
Complete construction and occupy 60 elderly units with National Church Residences	12/03	Steve Havens
100% of existing renovation complete in Senior Communities	12/03	Nasrat Soliman
Develop a strategy with Central Ohio Office on Aging to determine elderly housing needs	6/02	Senior Staff
Develop a plan for rehab/replacement of Jenkins Terrace, Sunshine Terrace and Annex, Worley Terrace	12/02	Senior Staff/John Hahn
Raise fair market rents to the 50th percentile and adjust exception rents	3/02	Tom Dobies
Achieve 98% utilization rate in S8	12/02	Tom Dobies
Add incremental project based S8 based on community need and funding	12/03	Dennis Guest/Tom Dobies
Maintain the Shelter Plus Care at current level (Disabled/Homeless programs)	On-going	Tom Dobies
Develop a separate marketing plan for both S8 and Public	6/03	Khari Enaharo

Housing			
Develop market plan with partner to address stigma issues	9/03		Khari Enaharo

Who's Our Customer?

We serve families and individuals earning less than 50% of median income, while Section 8 requires 75% of new voucher recipients earn less than 30% of median.

We need to broaden our customer base because we have vacancies and more applicants with less income.

We are not reaching the elderly market and low-income whites. The Guiding Group decided it must broaden the applicant pool. After the applicant pool is more diverse, selection for occupancy is a function of admission preferences. Preferences may address income, working families, age, and disabilities (Unit sizes and family sizes impact this, too).

Initiative 2: Organizational Efficiencies

Current State:

CMHA has two main program categories—public housing and Section 8. Many departmental processes include tasks that require another department's cooperation for successful completion. Many processes are not fully documented to include the requirements of other departments to complete the task. Planning and decisions of one department frequently has a ripple effect in other departments and impacts their ability to complete their tasks efficiently. CMHA has few standard performance measures and established measurable organizational goals, outside of PHAS and SEMAP, that are effectively communicated to all staff. Consequently, staff has a general sense of purpose, but is unclear about their contribution to the achievement of CMHA goals.

Two-Year Goal:

- All major processes are documented along with associated performance measures that are tied to CMHA goals.
- Insure that all CMHA staff understand the key CMHA processes and how they related to CMHA goals.
- Identify and implement opportunities staff has for process improvement.
- Document the roles, functions, and expectations of four partners and insure staff understand their responsibilities in these relationships

Shareholders and Partners:

- Board of Directors
- Division Directors and delegates
- Executive Director and Executive Deputy Director
- Crafts Manager, Logistics Manager, Asst. Logistics Mgr.
- Line Staff
- Union Representative
- Management Companies
 - RLJ Assoc.

- YMCA
- SugarGrove
- TaylorTerrace
- AHSC
- NCR
- CHN
- HUD
- REAC
- Residents/Vendors(Section8&Conventional)
- ResidentCouncils
- Smoot

Objective1:Do cumentallmajorprocesses

Now:Unknownquantityofprocesses

Goal:100%ofkeyprocesses

What	ByWhen	ByWhom
<i>Identifykeyprocessesbydepartment</i>		
<i>Flowchartprocessesinastandardformat</i>		
<i>Documentmeasuresofperformance</i>	9/02	BruceBennett

Objective2:InsurethatstaffunderstandskeyCMHAprocessesandgoals

Now:Approximately50%ofprocesseshaveperformancestandards

Goal:95%ofprocesseswillhaveperformancestandards

What	ByWhen	ByWhom
<i>DefineperformancestandardsforkeyCMHAactivities</i>		
Documentstandardsandassociatewithdefined processes	6/02	RonLebsock

Objective3:Workwithstafftoidentifyopportunitiesforimprovement

Now:Unknown

Goal:Revieweachkeyprocesswithstaff,commentsdocumentedandincorporated

What	ByWhen	ByWhom
<i>Meetwithstaffaboutgoalsandprocessesforinput</i>		

<i>Meetwithstakeholdersexternaltodepartmentforinput</i>		
<i>Documentobservationsandrecommendations</i>		
<i>Analyzecost/benefitofoptions</i>		
<i>Implementoptionsintestenviromentan devaluate</i>		
<i>Documentnewprocesses</i>		
<i>Developimplementationplan</i>	9/02	BillGallagher

Objective4:Insurethatstaffunderstandsprocessesandperformancestandards

Now:Standardsvaryandarenotwritten

Goal:Establishedstandardscommunicatedto allstaff

What	ByWhen	ByWhom
<i>Trainstaffwithnewprocessesandperformancestandards</i>		
<i>Startimplementationplan</i>		
<i>Reviewquarterlyagainststandardsperformance</i>	12/02	LauraPittman

Objective5:Documentrolesandexpectationswithoutside partners

Now:Frameworkestablished

Goal:Finalize,documentstructureanddevelopcontracttemplatewithspecifictasksidentified.

What	ByWhen	ByWhom
<i>Identifymanagementcompanies/agreements</i>		
<i>Collectmanagementagreementsalreadyinplace</i>		
<i>Edit,reviewandaddcomponentsforclarity</i>		
<i>Getapproval</i>		

<i>Establish quality control measures to ensure objectives are met</i>		
<i>Reinforce process through regular meetings and sharing quarterly</i>	11/03	Nasrat Soliman

Initiative 3: Housing Authority Funding

Current State:

CMHA is suffering significant losses in the conventional housing program (\$1.2 million/yr.). In the various Section 8 programs CMHA either makes money or has the potential to make money. It is expected that costs for employee medical expenses will increase by at least 10%/yr., workmen's compensation by \$300,000/yr., and property liability insurance by \$100,000/yr.

Current economic conditions indicate that rental income will be reduced because of layoffs of residents and that such losses will not be reimbursed by Congress. Finally, CMHA investment income has plummeted by \$400,000/yr. because of interest rate reductions.

Two-Year Goal:

CMHA must contain its losses in the conventional program at \$1.2 million/year. In the various Section 8 programs revenues must be significantly increased and expenses reduced.

Additionally, CMHA must aggressively pursue grants which offset administrative expenses, pursue governmental funding to supplement activities in the conventional program and establish a framework for marketing areas of expertise to outside entities for the purpose of generating a profit.

Shareholders/Partners:

- Local/State/Federal government
- Non-profit housing providers
- For-profit housing providers
- Ohio Housing Finance Agency
- City Housing Trust Fund
- Social service providers

Objective 1: Conventional Housing Program

Now: Losing \$1.2 million/yr.

2 year goal: Freeze \$1.2 million loss

What	By When	By Whom
Evaluate efficiency progression	Quarterly	D. Guest, Claude Nesbit, John Hahn

Objective2:Section8Programs
 Now:Netting\$450,000
 2yeargoal:Netting\$1.2million

What	ByWhen	ByWhom
EvaluateSection8Existing <ul style="list-style-type: none"> • \$300,000FY2002 • \$750,000FY2003 	EvaluateQuarterly	D.Guest,JohnHahn,TomDobies
EvaluateAHSC <ul style="list-style-type: none"> • \$50,000FY2002 • \$50,000FY2003 	EvaluateQuarterly	SuzanneCochran,S.Havens
EvaluateProject -basedSection8 <ul style="list-style-type: none"> • \$400,000FY2002 • \$400,000FY2003 	EvaluateQuarterly	SteveHavens,TracyGraves

Objective3:AlternativeHousing
 Now:Making\$50,000
 2yeargoal:Making\$100,000

What	ByWhen	ByWhom
AlternativeHousing:Sugargrove	EvaluateQuarterly	ClaudeNesbit,SteveHavens
AlternativeHousing:NewVillages	EvaluateQuarterly	ClaudeNesbit,SteveHavens

Objective4:NewGrants
 Now:Netting\$150,000
 2yeargoal:SocialServiceStafffullyfundedbygrants.

What	ByWhen	ByWhom
NewSocialServiceGrants	EvaluateQuarterly	JohnHahn,SteveSpergel,ClaudeNesbit,TomDobies

Objective5:OtherHousingRevenueSources
 Now:NoProfits
 2yeargoal:?

What	By When	ByWhom
Identifyotherhousingrevenuesourcesand	EvaluateQuarterly	SeniorStaff

marketexpertise		
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Objective6:Contractexcessvacantunitstoothernon -profits
 Now:0profits
 2yeargoal:Tobeidentified

What	ByWhen	ByWhom
ContractExcess VacantUnitstoOtherNon - Profits	EvaluateQuarterly	ClaudeNesbit,JohnHahn,D. Guest

Objective7:Section8opt -outpreventionprogram
 Now:Nottracked
 2yrgoal:Asystemfortracking

What	ByWhen	ByWhom
Section8Opt -OutPreventionProgram	EvaluateQuarterly	SuzanneCochran,Steve Havens,TracyGraves,Dennis Guest

Initiative4:CustomerService

CurrentState:

Currently,theagencyisserving26 -30,000peopleinourprograms,2,300landlords,andnumerousexternalagencies.Approximately35 ,000+ peoplewillhavevisitedourmainofficein2001.Thereare34directserviceclerkstoaddressissuesandconcernsastheyarise.Additionally,26 sitestotaling3800unitsaremanagedby130directmaintenanceandmanagementpersonnel.Allclien tsaregiveninclusiveandoverwhelming informationinwritingaboutproceduresandresponsibilitiesof tenants,landlords,aswellasCMHA's.

Customerserviceiscurrentlynottracked,exceptanecdotalyascomplaintsarecalledin.Thereisnoformal s ystemtoroute,categorize,track, andresolvecomplaints.Thereisaperceivedlackoftimelinesandnoagreeduponstandards ofserviceonworkload,aswellascomplaint resolution.

Two-YearPlan:

By2004,wewillhaveaformalcustomercomplainttrack ingsysteminplaceinwhichwewillbeabletoaccuratelymeasurethenatureand legitimacyofcomplaints.Wewilldevelopnewstandardsforthedeliveryofservicesandinformationwhichwillreducethenumberofcomplaints andassessthequalityofour services.Wewillestablishbaselinestomonitorandassesstheeffectivenessofourcomplaintresolutionsystem andthequalitycontrolprogramsputinplace.

Shareholders/Partners:

- Small client groups/resident councils
- Information Technology Division
- Staff
- Administration
- Managers
- Landlords
- Other social service agencies
- Board of Commissioners

Objective 1: To develop standards for the delivery of services and information
 Now: Implied and done individually
 Goal: Measurable Standards

What	By When	By Whom
There will be standards of service created and implemented for each dept. and each workload	3/03	Supv/mgr for each dept., John Hahn
Monitor the written standards to hold each employee accountable to these standards	6/03	Supv/mgr for each dept., John Hahn

Objective 2: To create a formal customer complaint tracking system
 Now: Keep individually
 Goal: Tracking System to document customer service

What	By When	By Whom
Consult and review with other agencies as to how they track complaints and choose model (s) that best fit each department	12/02	Tom Dobies, Claude Nesbit, Union representatives
Implement best model for each dept. for a formalized customer complaint tracking system	6/03	Dept. heads and I.T.

Objective 3: To establish baseline to monitor and assess the effectiveness of our complaint resolution system and quality control programs put in place
 Now: Tracked anecdotally
 Goal: Insure resolutions are working and complaints followed through on

What	By When	By Whom
Create and implement client survey to establish baseline. Will not be mass e-mailed. Will be distributed at re-certification, application, interview, briefing class/orientation, and left in each unit when a maintenance call is made	First 90 Days baseline by 6/02, then ongoing	Tom and Claude (Comments compiled by managers for review)
Establish a client suggestion box in main office	9/02	Tom Dobies, Claude Nesbit,

andeachsiteoffice		(Managerstocompile)
Createandimplementlandlordsurveyto establishbaseline.Willnotbemass -mailed.Will bedistributedatlease -signingforfeedback	First90daysis baselineby6/02,then ongoing	TomDobies(comments compiledbysupvforreview)
Developandimplementspecialon -sitecustomer servicetrainingtoteachdirectservicepersonnel howtoeffectivelyreactindifficultsituations. Agencywide.	12/02	JohnHahn

Initiative5:CMHASTaffingIssues

CurrentState:

CMHAemploysapproximately300employeeswithanaveragetenureof8years.Moststaffareexpertsintheirprofession.However,thereisa senseofaseriouslackoftrainingbyexternalandinternalexerts,specificallyinmaintenance.Recognitionandpromotionsareconsideredtobe unfair,whileevaluationsarevirtuallynon-existentatthelinelevel.

Two-YearGoal:

CMHAreognizesthatouremployeesareourstrengthandwillrecognizethosestrengths.Overthenexttwoyearswe willcommittodeveloping staffatalllevelsthroughtrainingbyinternalexperiencedstaffandoutsidetrainers.Performancereviewsforal lstaffwillbepreformedannually andexpectationswillbeknownbyall.

Shareholders:

- Allmanagementstaff
- Laborunionandmembers
- Externalagencies
- BoardofCommissioners
- Mayor
- Publicatlarge

Objective1:Developawrittentrainingplan

Now:ManagemntAdvancementProgram(MAPS)providedtomanagersonly

Goal:Trainingplanandcurriculumforallstaff

What	ByWhen	ByWhom
Writtenplanapprovedandfunded	12/02	KarenPerkins

Objective2:ImplementPerformanceReview

Now:Partialreviewsonl yinmanagement

Goal:Evaluationsperformedonallstaff

What	ByWhen	ByWhom
Evaluationsoneveryone Usecurrentevaluationforms RevisedSystem	3/02Mgmt. 1/03AllStaff	SheilaBledsoe -Ray

Objective3:Recognizestaffstrengths

Now:Employeeofthe quarter

Goal:Formalizedrecognitionprogram

What	ByWhen	ByWhom
MonthlymeetingswithD.GuestandStaff, newsletterrecognition,dept.statsposted,survey fromthepublic,quarterlyrecognition,staffsurvey (whatmakesthemfeelrecognized?)	6/02(Presentationfor budget) 1/03Implement	BuddyTaylor,Otherstaff

Objective4:Expectations

Now:ImpliedStandards

Goal:Todevelopstandardexpectationsforcustomerservice

What	ByWhen	ByWhom
Meetwithcustomerserviceandoperationsgroup todisc uss	3/03	JohnHahn

APPENDIX B

OLD PLANE EVALUATION

MISSION: *Columbus Metropolitan Housing Authority's mission is to provide access to affordable housing and supportive services for families and individuals in collaboration with community partners*

GOAL(1): Expand our community partnerships and leverage our resources to improve the quality of life for our housing customers				
OUTCOMES	ACTION STEPS	TIME FRAMES	MEASURES	OUTPUT
1. To improve the self-sufficiency of our housing residents by developing employment, training and educational opportunities with community-based partners	A. Develop a database of resident employment and educational skills	Jan. 1, 2000 thru Sept. 30, 2000	Number of residents in the database with the employment skills listed	Ohio Works a Work Source identified for use as a database
	B. Make referrals from the database for employment	June 1, 2000 thru Ongoing	Number of placements	PRCDR proposal has been approved for community-based partner to provide training to unemployed and underemployed residents
	C. Identify potential funding sources and community partners for employment placement	June 1, 2000 thru Ongoing	Number of partners and the amount of money received	There are six (6) partners and CMHA has received 2.3 million for partners from FCDJFS

GOAL(1):Expandourcommunitypartnershipsandleverageourresourcestoimprovethethequalityoflifeforourhousing customers				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
2.Toincreaseaccessto academicandvocational opportunitiesforour housingresidentsthrough educationalproviders	A. Developaresourcedirectory ofacademicandvocational opportunities	Jan.1,2001 thru Dec.2,2001	Theproductionofaresource directory	Communitynewslettersregularlyadvertise: JobOpenings,JobFairs,Training Opportunities,etc. Nine(9)resourceguideseachrepresentinga specificgeographicareaofthecounty(First Link)containplethoraofcommunityservices includingemploymentandeducational opportunitieshavebeendistributedtoall communities OhioWorksandWorkSourcedirectorywillbe used
	B. Meetwithacademicand vocationalproviderstodevelop economicincentivesforour housingcustomers	Jan.1,2001 thru Ongoing	Numberofactiveprograms, participantsandgraduates	PRCProposalaccomplishestask IDACollaborationwithCMACAOprovides economicincentivestoward homeownership,education,ormicro enterprise InterestedFSSparticipantsarerferredtoOSU AccessProgramand theCollegeofBusiness LiaisonatDeVryInstituteofTechnology

GOAL(1):Expandourcommunitypartnershipsandleverageourresourcestoimprovethequalityoflifeforour housingcustomers				
OUTCOMES	ACTION STEPS	TIMEFRAMES	MEASURES	OUTPUT
3.Toimprove collaborationwithcitiesin ordertoincreasethe deliveryofservices(ex. Police,trashremoval)toour housingresidents	A.CMHAmeetwithcommunity residents&counciltodetermine thelevelofC ityservicesoffered withintheircommunities	Jan.1,2000 thru Dec.31,2000	Inventoryofservicesdelivered and/orneeded	➤ SunshineTerrace,AnnexandRiverside - Bradleyhavemetwithcommunitypolice, ParksandRecreationtoimprovethethree communities
	B. CMHAmeetwithCity officialstodiscusservices providedtoourresidentsand developwaystoincreasethe deliveryofcurrent&newservices	Jan.1,2000 thru Dec.31,2001	Improvementsinservicesandthe deliveryofservicestoour communityresidents	➤ Col.DivisionofPolice -CMHAhashired SpecialDutyOfficersfromtheDivision;The Divisionhashelpedtoidentifyareaswithin ourcommunitieswithsignificantdrugand criminalactivity.We'renoticinglesstraffic, andfewergatherings intheseareas.Special DivisionshaveworkedwithCMHAto conductraidsonsuspecteddrugunits, apprehensionofdealers,arrestmurder suspect(s)andwantedfelons ➤ AdultParoleAuthority(APA) -working together,paroleviolatorsarebeing apprehendedfromourcommunities.APA providesCMHAWithinformationonparole violators. ➤ AttorneyGeneral'sOffice -provides CMHAWithpertinentmaterialonDomestic Violence,ConsumerFraud,Fireprevention etc.andCMHADistributestheinfo.to residents ➤ Dept.ofPublicSafety -supportedCMHA inobtainingDrugEliminationGrantandin encouragingtheDiv.ofPolicetoincrease patrolsinareasofgreatestneed.

GOAL(1):Expandourcommunitypartnershipsandleverageourresourcestoimprovethequalityoflifeforour housingcustomers				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
4.Toincrease customersatisfactionby improvingthelinesof communicationwith residentorganizationsand grassrootscommunity organizations	A. AttendResidentCounciland grassrootscommunity organizations’ meetings	Jan.1,2000 thru Dec.31,2004	NumberofPICL,Senior CoalitionandotherCommunity meetingsattended	➤ SeniorstaffmembersattendPICL,Senior CoalitionandCommunitymeetings
	B. Addresscommunityresidents concernswithinreasonabletime frames(reviewordevelop applicableproceduresandtime frames)	Jan.1,2000 thru Dec.31,2004	Journalofcommunityresidents’ concerns,establishedtimeframes andactualamountoftimeittook CMHAtoaddressthose concerns.Theamountoftimetoprocessworkorders.	➤ AsofMay2000,CMHAhasaddressed28 resident/communityconcernswithina reasonabletimeframe ➤ CMHAisintheprocessofhiring critical Maintenance&Craftscrews,written concernsdistributedtoalldepartments/staff inaddressingresidentconcerns.Follow -up isconductedweeklyatstaffmeeting
	C. Continuetopublish communitynewsletters	Jan.1,2000 thru Dec.31,2004	Publishednewsletters	➤ Newslettersarepublishedevery -othermonth forFamilyandSeniorCommunities
	D. Developsurveyofbaseline datausingPHASresidentsurvey	Jan.1,2000thru Dec.31,2001	Countandanalyzesurveyresults forbaselinedata	

GOAL(1):Expandourcommunitypartnershipsandleverageourresourcestoimprovethqualityoflife forourhousingcustomers				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
<i>Continuationof#4</i>	E.Educatestafftocustomers andorganizationaldiversity	Jan.1,2001thru Dec.31,2002	Numberoftrainingclasses. Reductioninthenumberof complaintsreceived	➤ Diversitytrainingscheduledfor135staff inSeptember2000ontheSomalian Culture
	F. Tomeetwithsocialservices andnon-profitorganizationsto improvethe self -sufficiencyof ourhousingcustomers	Jan.1,2000 thru Dec.31,2004	Numberofresidents participatinginother self - sufficiencyprogr ams	➤ ResidentService staffattendsjob developer' smeetings,regularly,regularly publishesjobopening,training opportunities,educationalopportunities, andjobfairsinthenewsletter ➤ AmonthlymeetingofPRCPartnersis beingheldstartingJuly1,2 000.

GOAL(1):Expandourcommunitypartnershipsandleverageourresourcestoimprovethequalityoflife forourhousingcustomers				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
5.Toimprovethepublic’s understandingofour missiontodevelopand provideaccessstoaffordable housingandsupportive services	A. Activelymakeknowntothe newsmediaCMHA’smission whentheopportunityarises	Jan.1, 2000 thru Dec.31,2004	Numberofpositivewordsstories	
	B. Improvethephysical appearancesofourcommunities	Jan.1,2000 thru Dec.31,2004	Landscapingwithplants,no trashincommunitiesanduseof thePHASphysicalmeasures	<ul style="list-style-type: none"> ➤ Contractwitho utsidesourcetoimprove landscapingof10communities. ➤ Developedasummerlandscaping/ maintenaceprogram ➤ HiringcustodialworkersforgroundsJune 2000 ➤ WorkingwithResidentCouncilGroups
	C. DevelopanAnnualReport (includedformatanddat aneeds)	Jan.1,2000 thru Dec.31,2004	ProductionofAnnualReports	<ul style="list-style-type: none"> ➤ AnnualReportisscheduledforSeptember 2000release

GOAL(2):Expandthesupplyofsafeandaffordablehousingforpeopleinneed				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
1.To reduce homelessness by developing housing in partnership with other agencies. (Includes Section 8 vouchers and certificates)	A. Establish and maintain working relationships with the Community Shelter Board and its member agencies	Jan. 1, 2000 thru Ongoing	Number of Section 8 units set aside or dedicated to partner agencies. These agencies will be responsible for lease -up.	➤ Relationship established with Open Shelter System Office on Aging to streamline processing
	B. Review and update current agreements on use of four public housing resources for homeless families	Mar. 31, 2000 thru Ongoing	Number of public housing units designated for use by partner agencies (e.g., permanent housing for homeless families that have successfully completed a transitional housing program) .	➤ RFP developed for Project based S8 to be released in the Fall of 2000

GOAL(2):Expandthesupplyofsafeandaffordablehousingforpeopleinneed				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
<i>Continuationof#1</i>	C. Reviewadmissionand preferencepolicies(Section8 andPublicHousing)and establishappropriatepriorities	Jan.1,2000 thru Ongoing	Theadoptionandpreparation ofnewAdmissions& Preferencepolicies	
2.Toexpandhousing choicesbyprovidingrental andhom eownership opportunitiesinlowpoverty area	A. ExpandHomeownership Program	Jan.1,2000 thru Ongoing	Anincreaseinthenumberof Section8andPublicHousing unitsinlowpovertyareas	➤ CMHAhasenteredintoMOAwithOhio CapitalCorporationofHousing&Greater LindenDevelopmentCorporationto develophomeownershipprograminSouth Lindenarea
	B. Identifylowpovertyareasand numberofunits(S8andPH) currentlyinplace	Jan.1,2000 thru Ongoing	Theenrollmentofparticipants intheHomeownershipProgram	
	C. InitiateSection8outreach programtolandlords	Jan.1,2000 thru Ongoing	Numberofnewlandlordsand units	
	D. ReviewFMR'sandseeif theycanberaised	Jan.1,2000 thru Ongoing		
	E. EstablishSection8 HomeownershipProgram	Jan.1,2000 thru Ongoing	Numberofunitsdevelopedfor homeownership	➤ CMHAissuedanElderlyRFP
	F. PublishRFPforsitesin low povertyareaforPH elderly/Familyunits	Oct.1,1999 thru Ongoing		➤ Adeveloperwasselectedandconstruction willstartin2001

GOAL(2):Expandthesupplyofsafeandaffordablehousingforpeopleinneed				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
3.Toassistintherevitalizationofdesignatedneighborhoods(e.g. enterprisecommunity, enterprisezone)throughdevelopmentofaffordablehousingopportunities	A. ContinueworkingwithSouthLindenNeighborhood(GLDC, AreaCommission,etc.)	Jan.1,2000 thru Ongoing	Numberofunitsdevelopedforhomeownership	➤ CMHAassignedMOAwithOhioCapitalCorporationofHousing&GreaterLindenDevelopmentCorporationtoconstruct7-10homeownershipunitsinSouthLinden
	B. EstablishcollaborativeforrevitalizationofLintonGardensandthesurroundingarea	Jan.1,2000 thru Ongoing	Numberofhomeownershipunitsdeveloped	➤ Projectwillbeongoingforanadditional2-3years
	C. EstablishcollaborativeforrevitalizationofTaylorTerrace	Jan.1,2000 thru June30,2001	Thedevelopmentof100unitsofmixed-incomehousingatTaylorTerrace	➤ Architecthasbeenselected. Constructionwillstartin2001andbecompletedin2002
	D. EstablishHomeownershipProgramintheEnterpriseCommunity	Jan.1,2000 thru Ongoing	ThenumberofparticipantsenrolledintheHomeownershipProgramintheEnterpriseCommunity	➤ Noactivity
	E. EstablishpartnershipwithCHNforthedevelopmentofscattereditesforthedisabled	Jan.1,2000 thru Ongoing	Develop80-100unitsof housingforthedisabledin partnershipwithCHN	➤ CMHAisstilltalkingwithCHN

GOAL(2):Expandthesupplyofsafeandaffordablehousingforpeopleinneed				
OUTCOMES	ACTIONSTEPS	TIME FRAMES	MEASURES	OUTPUT
4.Toexpandhousingunits byleveragingfunding opportunities	A.Developpartnershipswith otheragenciestosecuregrant fundingandothertypesof financialcommitments	Jan.1,2000 thru Ongoing	Increaseinthenumberof participantsprovidinggrants andotherfinancial commitments	

GOAL(3):ImproveCustomerServicebybeingMoreSupportiveofOurCustomer'sNeeds				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
1.Toprovidequality maintenanceservicesto residents	A.Assessexistingqualityand timelinessofmaintenanceof occupiedunitsandinitial occupancyunits	Jan.1,2000 thru Ongoing	Timelinessinprocessingwork orders,lowervacancyrate, higherresidentsatisfactionon PHASsurvey	Provideinformationtoresidentsonservice responsetimeforworkorders Maintenanceteamscreatedtofocuseonwork ordersforoccupiedunits Plantoaddresscustomerserviceneedshas beensubmitted

GOAL(3):ImproveCustomerServicebybeingMoreSupportiveofOurCustomer'sNeeds				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT

OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
<i>Continuationof#1</i>	B. Meetwithstafftodevelop performancestandards	May1,2000 thru Dec.30,2000	Performancestandards developed,implementedand monitored	<ul style="list-style-type: none"> <li data-bbox="1396 212 1860 363">➤ TheDirectorofPropertyManagerhasmet withhisAsst.Directorsandinformedthem thattheywillneedtomeetwiththeirstaff peopletoimplementperformance standardsandusetheasamonitoring tool <li data-bbox="1396 391 1577 412">➤ Inprocess
2.T ocreatebetter informationaboutCMHA's affordablehousing opportunitiesfor prospectivetenant	A. Identifypotentialcustomers ofCMHAhousing services	July1,2000 thru Sept.30,2000	Numberofcustomersidentified	
	B. Assessexistingpolicies throughmeetingandfocus groups	Oct.1,2000 thru Dec.31,2000	Numberofmeetingsand numberofpoliciesimproved	
	C. Developamarketingstrategy toattracthigherincomeresidents	June1,2000 thru Dec.31,2000	Marketplanimplemented	

GOAL(3):ImproveCustomerServicebybeingMoreSupportiveofOurCustomer'sNeeds

OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
<p>3. To improve our customers' understanding of our leasing and program policies</p>	<p>A. Meet with tenants and Section 8 assisted families to obtain comments about program rules and policies</p>	<p>Oct. 1, 2000 thru Mar. 31, 2001</p>	<p>Reduced number of grievances, improved education all literature</p>	<ul style="list-style-type: none"> ➤ Requested and received additional staff for hearings ➤ Need count/comparison on number of grievances from May 98 - 99 and May 99 - 2000 ➤ Developed pamphlet for several communities
	<p>B. Meet with employees to obtain input about Low Rent and Section 8 program rules and policies</p>	<p>April 1, 2001 thru June 30, 2001</p>	<p>Number of reduced grievances</p>	<ul style="list-style-type: none"> ➤ Working with staff on reducing grievances ➤ Still in the planning stages for low rent
	<p>C. Retain and/or develop new program information easy to understand language</p>	<p>July 1, 2001 thru Dec. 31, 2002</p>	<p>Number of publications, improved lease up in both conventional and S8 programs</p>	<ul style="list-style-type: none"> ➤ Conducted one on one training with clerks for consistency on program discrimination ➤ Mailed notification letter to residents & applicants regarding policy changes <p>Revised RTS form (tables interview format)</p>
<p>4. To create a positive and dynamic work environment which fosters a "we can do it" attitude among our employees</p>	<p>A. Emphasize the recruitment of competent, professional, and people-oriented staff</p>	<p>Jan. 1, 2000 thru Ongoing</p>	<p>Skill level of new hire</p>	
	<p>B. Establish a value system that recognizes and rewards team member's contribution to CMHA's goals and mission</p>	<p>Mar. 1, 2000 thru Sept. 30, 2000</p>	<p>A system in place</p>	

GOAL(3): Improve Customer Service by being More Supportive of Our Customer's Needs				
OUTCOMES	ACTION STEPS	TIME FRAMES	MEASURES	OUTPUT
<i>Continuation of #4</i>	C. Expand CMHA's professional development and technical training programs in order to retain and promote competent and professional team members	Jan. 1, 2000 thru Dec. 31, 2000	Number of training classes and enrollees	<ul style="list-style-type: none"> ➤ Managers attended various Management Advancement Programs at The Ohio State University ➤ A Core Curriculum was developed for managers
	D. Improve our monitoring and assessment of our progress toward achieving CMHA's mission	Jan. 1, 2000 thru Ongoing	Assessment reports in place to monitor progress	➤ In progress

GOAL(4): Maintain an Effective, Efficient and Fiscally Accountable Operation				
OUTCOMES	ACTION STEPS	TIME FRAMES	MEASURES	OUTPUT
1. To expand funding sources and revenues	A. Aggressively pursue the identification of and acquisition of potential funding sources for CMHA and/or its community partners to provide necessary director supportive housing programs and services	Jan. 1, 2000 thru Ongoing	Number of programs available to residents, number of new sources and amount of dollars	➤ In process of developing a collaborative with the YMCA for supportive housing at Sunshine Terrace
	B. Advertise and promote programs and activities available through and/or at CMHA communities	Jan. 1, 2000 thru Ongoing	Number of programs & pamphlets distributed	
	C. Continually monitor and modify investment planning opportunities to maximize revenue growth potential	Jan. 1, 2000 thru Ongoing	Additional income to CMHA and fund reserves	

GOAL(4):MaintainanEffective,EfficientandFiscallyAccountableOperation				
OUTCOMES	ACTIONSTEPS	TIMEFRAMES	MEASURES	OUTPUT
<i>Continuationof#1</i>	D. Leveragefundswith communitypartnerstoincrease thecommunity'sinvestmentin program/servicedevelopment	Jan.1,2000 thru Ongoing	Numberofdevelopment ventureswithintheco mmunity	➤ workingwithandmeetingwithattorneys inreducingtimeframesforprocessing courtcases(we'vehadtwomeetingsto date)
	E. Pursueinnovativeapproaches todebtcollection	Jan.1,2000 thru Ongoing	ReductioninTenantAccounts ReceivablesReport	➤ on-sitemanagementisworkingon improvingrentcollectionprocessfor TARS
2.Improveddecision support	A. Continuallyassess,evaluate andmodifyCMHAoperationsas needed,toensuretimely, effectiveandefficientservicein compliancewithHUDand communityrequirements	Jan.1,2000 thru Ongoing	Reducedtimelinesfordelivery ofproductsandservices Continuousimprovementon PHASandSEMAPevaluations	
	B. Developinformationsystems tofacilitatedatagatheringand disseminationtoaidinthe planning,evaluation,forecasting anddecisionmaking	Jan.1,2000 thru Ongoing	SEMAP,PHASandotheraudit findings	
3.Informedandinvolved staff,clientsandlandlords	A. Providemechanismforinput fromstaff,res idents,community organizationsandinterestgroups, andlandlordsintothe decision processto enhanceagency operations	Jan.1,2000 thruOngoing	Levelofresponseandresultsof customersatisfactionsurveys	

OUTCOMES	ACTION STEPS	TIME FRAMES	MEASURES	OUTPUT
<i>Continuation of #3</i>	B. Develop and implement a marketing campaign to promote CMHA programs, services and activities to landlords, clients, staff and the general public	Jan. 1, 2000 thru Ongoing	Results of PHAS, SEMAP and other audit reports reflecting compliance with HUD policies and guidelines	
	C. Coordinate the provision of training to staff on program policies, operations and customer service (landlord and client)	Jan. 1, 2000 thru Ongoing	Community, Customer, landlord and staff participation in CMHA sponsored events and activities	
	D. December 3, 1999 - Develop automated support to track and manage customer requests for service, catalog waiting status, etc. and implement tools to handle general information	Jan. 1, 2000 thru Ongoing	New or expanded systems installed	

In addition to the above strategies, five (5) other strategies were developed based upon a study on affordable housing that CMHA funded through a grant from HUD. The study produced in August 1997 was titled "Providing Affordable Rental Housing in Central Ohio: Market Analysis and Community Strategies." The strategies committed to by CMHA were redesigned to carry us into the next century. The major players involved were CMHA, City of Columbus, Mid-Ohio Regional Planning Commission, Franklin County Department of Human Services, Community Shelter Board, HUD Columbus Office and Greater Columbus Chamber of Commerce. Broad community participation through focus groups was achieved to be as inclusive as possible. The total report is included with this Five-Year Plan and the CMHA strategies are listed below:

- 1) Participate in new development
- 2) Acquire scattered -site existing units
- 3) Invest selectively in preservation projects
- 4) Renovate and deconcentrate existing stock
- 5) Expand housing opportunity through the Section 8 Program

All the CMHA strategies found on pages 82 -92 of the report have listed the primary and secondary geographic focus, the stakeholders' feedback on key to success, barrier to overcome and partners.

APPENDIX C

POLICY FOR DECONCENTRATION

Columbus Metropolitan Housing Authority Deconcentration Data

**2003 Agency Plan
June 2002**

CMHA reviewed the average income of four family and senior developments for compliance with deconcentration found in 24 CFR Part 903. The Established Income Range (EIR) is 30% of median income. Any development that has average income at or below EIR cannot be categorized as having high income.

The average household size in our family developments is 2.856 people as of June 2002. The income for our developments is listed on the following page broken down by family and senior/disabled developments. To meet the 30% of median income, households of three must have an income of \$17,100. In analyzing our family developments based on the average size of three (2.856), we find no development with incomes over this amount. In fact, there are no developments over 30% of median income, \$15,200, for a household of two. f

Our A&O policy has preferences for working families to attempt to draw higher income families into these developments. For the last two years we have received funds from Franklin County Department of Job and Family Services for employment and training to be held in six of our family developments. Unfortunately, at this time we do not expect to be funded in 2003 for this effort.

Family Developments	Average Income /HH	Senior/Disabled Developments	Average Income /HH
101 Poindexter	\$8,023	106 SunshineTerrace	\$5,398
102 LincolnPark	\$8,493	112 JenkinsTerrace	\$9,429
103 Riverside/Bradley	\$6,788	114 WorleyTerrace	\$6,955
105 Rosewind	\$13,001	115 SunshineTerrace	\$6,932
110 SawyerManor	\$10,250	120 MarionSquare	\$8,432
118 ScatteredSites	\$10,829	138 MaplewoodHeights	\$9,843
121 ScatteredSites	\$10,691	139 BollingerTowers	\$7,632
128 OhioTownhouses	\$8,970	199 SawyerTowers	\$8,069
133 KenmoreSquare	\$8,415	Theaveragehhsizin thesenior/disabled developmentsis1.04.	
134 IndianMeadows	\$8,813		
135 PostOak	\$8,449		
137 Glenview	\$9,955		
140 EastmoorSquare	\$12,462		
141 ReebHosack	\$7,451		
142 CanobyCourt	\$7,046		
143 ThornwoodCommons	\$8,523		
144 TrevittHeights	\$10,928		
Theaveragehhsizinthe FamilyDevelopmentsis 2.856.			

APPENDIXD

FY2003CAPITALFUNDANNUALSTATEMENT

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

ANNUAL STATEMENT / U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 PERFORMANCE AND EVALUATION REPORT OFFICE OF PUBLIC AND INDIAN HOUSING
 PART I: SUMMARY OMB Approval No. 2577-0157 (Exp. 03/31/2002)
 COMPREHENSIVE GRANT PROGRAM (CGP) 2003

PHAName: COLUMBUS METROPOLITAN HOUSING AUTHORITY, COLUMBUS, OHIO		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			
(X) Original Annual Statement () Reserve for Disasters/Emergencies () Revised Annual Statement / Revision Number (Revision No.: -----) () Performance and Evaluation Report for Period Ending: () Final Performance and Evaluation Report					
Line #	SUMMARY OF DEVELOPMENT ACCOUNT	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	TOTAL NON-CGPF FUNDS		\$0		
2	1406 OPERATIONS (May not exceed 10% of line 20)	\$682,000			
3	1408 MANAGEMENT IMPROVEMENTS	\$781,550			
4	1410 ADMINISTRATION	\$46,000			
5	1411 AUDIT	\$6,320			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$293,647			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$1,279,953			
10	1460 DWELLING STRUCTURE	\$3,734,519			
11	1465.1 DWELLING EQUIPMENT-NON-EXPENDABLE	\$0			
12	1470 NON-DWELLING STRUCTURES	\$0			
13	1475 NON-DWELLING EQUIPMENT	\$0			
14	1485 DEMOLITION	\$0			
15	1490 REPLACEMENT RESERVE	\$0			
16	1492 MOVING TO WORK DEMONSTRATION	\$0			
17	1495.1 RELOCATION COSTS	\$0			
18	1498 MODUSED FOR DEVELOPMENT	\$0			
19	1502 CONTINGENCY (May not exceed 8% of line 20)	\$0			
20	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$6,823,989			
21	AMOUNT OF LINE 20 RELATED TO LB PACTIVITIES	\$250,000			
22	AMOUNT OF LINE 20 RELATED TO SECTION 504 COMPLIANCE	\$150,000			
23	AMOUNT OF LINE 20 RELATED TO SECURITY	\$200,000			
24	AMOUNT OF LINE 20 RELATED TO ENER. CONSERV. MEASURE	\$200,000			
Signature of Executive Director:		Date:	Signature of Public Housing Director		Date
Dennis S. Guest					

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement Form HUD 52837 (9/98)
 2- To be completed for the Performance and Evaluation Report. Page 1 of 1 Ref. Handbook 7485.3

ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-001	* Management Improvements	1408		\$132,914				
	Off-duty police							
	Security Guards							
POINDEXTER VILLAGE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$55,380				
	* Others: A/E fees & costs	1430		\$20,634				
	* Site Improvements	1450		\$147,271				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$273,068				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$629,267				
OH16-002	* Management Improvements	1408		\$97,745				
	Off-duty police							
	Security Guards							
LINCOLN PARK	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$41,736				
	* Others: A/E fees & costs	1430		\$15,451				
	* Site Improvements	1450		\$42,063				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$250,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$446,995				
	Subtotal of estimated cost			\$1,076,262				

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement. HUD - 52837 (9/98) Ref. Handbook 7485.3
 2- To be completed for the performance & Evaluation Report. **Page 1 of 13**

ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-003	* Management Improvements	1408		\$91,523				
	Off-duty police							
	Security Guards							
RIVERSIDE HOMES	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$17,122				
	* Others: A/E fees & costs	1430		\$6,380				
	* Site Improvements	1450		\$29,948				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$70,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$214,973				
OH16-006	* Management Improvements	1408		\$37,188				
	Off-duty police							
	Security Guards							
SUNSHINE TERRACE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$24,078				
	* Others: A/E fees & costs	1430		\$8,971				
	* Site Improvements	1450		\$40,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$100,553				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$210,790				
	Subtotal of estimated cost			\$425,763				

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ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-010	* Management Improvements	1408		\$147,164				
	Off-duty police							
	Security Guards							
SAWYER TOWERS	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$52,438				
	* Others: A/E fees & costs	1430		\$19,538				
	* Site Improvements	1450		\$56,092				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$250,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$525,232				
OH16-012	* Management Improvements	1408		\$69,303				
	Off-duty police							
	Security Guards							
JENKINS TERRACE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$25,951				
	* Others: A/E fees & costs	1430		\$9,669				
	* Site Improvements	1450		\$26,484				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$125,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$256,407				
	Subtotal of estimated cost			\$781,639				

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 2- To be completed for the performance & Evaluation Report. **Page 3 of 13**

ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-014	* Management Improvements	1408		\$64,137				
	Off-duty police							
	Security Guards							
WORLEY TERRACE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$30,232				
	* Others: A/E fees & costs	1430		\$11,264				
	* Site Improvements	1450		\$26,471				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$150,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$282,104				
OH16-015	* Management Improvements	1408		\$29,334				
	Off-duty police							
	Security Guards							
SUNSHINE TERRACE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$17,122				
	* Others: A/E fees & costs	1430		\$6,380				
	* Site Improvements	1450		\$19,948				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$80,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$152,784				
	Subtotal of estimated cost			\$434,888				

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ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-020	* Management Improvements	1408		\$56,855				
	Off-duty police							
	Security Guards							
MARION SQUARE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$32,640				
	* Others: A/E fees & costs	1430		\$12,161				
	* Site Improvements	1450		\$40,527				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$150,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$292,183				
OH16-033	* Management Improvements	1408		\$18,459				
	Off-duty police							
	Security Guards							
KENMORE SQUARE VILLAGE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$7,491				
	* Others: A/E fees & costs	1430		\$2,791				
	* Site Improvements	1450		\$13,727				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$30,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$72,468				
	Subtotal of estimated cost			\$364,651				

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ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-035	* Management Improvements	1408		\$20,573				
	Off-duty police							
	Security Guards							
POST OAK STATION I	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$9,364				
	* Others: A/E fees & costs	1430		\$3,489				
	* Site Improvements	1450		\$20,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$34,659				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$88,085				
OH16-046	* Management Improvements	1408		\$21,782				
	Off-duty police							
	Security Guards							
POST OAK STATION II	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$10,434				
	* Others: A/E fees & costs	1430		\$3,888				
	* Site Improvements	1450		\$20,906				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$40,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$97,010				
	Subtotal of estimated cost			\$185,095				

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PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING							
PART II: SUPPORTING PAGES									
COMPREHENSIVE GRANT PROGRAM (CGP) 2003									
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST				ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended		
OH16-037	* Management Improvements	1408		\$37,552					
	Off-duty police								
	Security Guards								
GLENVIEW ESTATES	Resident Specialist Family								
	Resident Specialist Senior								
	Mental health liaison								
	Resident Service Manager / Secretary								
	* Administration costs	1410		\$6,688					
	* Others: A/E fees & costs	1430		\$2,492					
	* Site Improvements	1450		\$19,042					
	Repl./Upgr. Site Utilities								
	Landscaping								
	Site Lighting								
	Parking / Side Walks / Play Grounds								
	* Dwelling Structure	1460							
	Upgrade HVAC system								
	Upgrade electrical syst.								
	Upgrade plumbing syst.								
	Upgrade build. interior								
	Upgrade build. exterior								
	Handicap compliance								
	Upgrade Security System								
	* Dwelling Equipment	1465.1							
	TOTAL PROJECT			\$65,774					
OH16-038	* Management Improvements	1408		\$30,724					
	Off-duty police								
	Security Guards								
MAPLEWOOD HEIGHTS	Resident Specialist Family								
	Resident Specialist Senior								
	Mental health liaison								
	Resident Service Manager / Secretary								
	* Administration costs	1410		\$9,498					
	* Others: A/E fees & costs	1430		\$3,539					
	* Site Improvements	1450		\$15,440					
	Repl./Upgr. Site Utilities								
	Landscaping								
	Site Lighting								
	Parking / Side Walks / Play Grounds								
	* Dwelling Structure	1460		\$40,000					
	Upgrade HVAC system								
	Upgrade electrical syst.								
	Upgrade plumbing syst.								
	Upgrade build. interior								
	Upgrade build. exterior								
	Handicap compliance								
	Upgrade Security System								
	* Dwelling Equipment	1465.1							
	TOTAL PROJECT			\$99,201					
	Subtotal of estimated cost			\$164,975					

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PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-039	* Management Improvements	1408		\$35,105				
	Off-duty police							
	Security Guards							
BOLLINGER TOWER	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$13,377				
	* Others: A/E fees & costs	1430		\$4,984				
	* Site Improvements	1450		\$18,085				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$60,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$131,551				
OH16-040	* Management Improvements	1408		\$18,005				
	Off-duty police							
	Security Guards							
EASTMOOR SQUARE VILLAGE	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$7,090				
	* Others: A/E fees & costs	1430		\$2,642				
	* Site Improvements	1450		\$11,385				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$30,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$69,122				
	Subtotal of estimated cost			\$200,673				

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PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-041	* Management Improvements	1408		\$14,078				
	Off-duty police							
	Security Guards							
REEB	Resident Specialist Family							
HOSACK	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$3,612				
	* Others: A/E fees & costs	1430		\$1,346				
	* Site Improvements	1450		\$11,083				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$10,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$40,119				
OH16-042	* Management Improvements	1408		\$17,552				
	Off-duty police							
	Security Guards							
CANOHBY	Resident Specialist Family							
COURT	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$6,688				
	* Others: A/E fees & costs	1430		\$2,492				
	* Site Improvements	1450		\$19,042				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$20,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$65,774				
	Subtotal of estimated cost			\$105,893				

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PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-043	* Management Improvements	1408		\$32,990				
	Off-duty police							
	Security Guards							
THORNWOOD COMMONS	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$11,504				
	* Others: A/E fees & costs	1430		\$4,286				
	* Site Improvements	1450		\$17,153				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$50,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$115,933				
OH16-044	* Management Improvements	1408		\$44,443				
	Off-duty police							
	Security Guards							
TRIVETT HEIGHT	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$18,326				
	* Others: A/E fees & costs	1430		\$6,828				
	* Site Improvements	1450		\$46,976				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$60,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT			\$176,573				
	Subtotal of estimated cost			\$292,506				

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ANNUAL STATEMENT/		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING						
PART II: SUPPORTING PAGES								
COMPREHENSIVE GRANT PROGRAM (CGP) 2003								
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-0200	* Management Improvements	1408			\$0			
	Off-duty police							
	Security Guards							
NEW OFFICE BUILDING	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410			0			
	* Others: A/E fees & costs	1430			0			
	* Site Improvements	1450			0			
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460			0			
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT				\$0			
OH16-0201	* Management Improvements	1408			\$0			
	Off-duty police							
	Security Guards							
NEW MAINTENANCE BUILDING	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410			\$0			
	* Others: A/E fees & costs	1430			\$120,000			
	* Site Improvements	1450			\$500,000			
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460			\$1,380,000			
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
	TOTAL PROJECT				\$2,000,000			
	Subtotal of estimated cost				\$2,000,000			

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PERFORMANCE AND EVALUATION REPORT		OFFICE OF PUBLIC AND INDIAN HOUSING							
PART II: SUPPORTING PAGES									
COMPREHENSIVE GRANT PROGRAM (CGP) 2003									
Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)	
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended		
OH16-010-B	* Management Improvements	1408		\$37,630					
	Off-duty police								
	Security Guards								
	SAWYER MANOR	Resident Specialist Family							
		Resident Specialist Senior							
		Mental health liaison							
	Resident Service Manager / Secretary								
	* Administration costs	1410		\$15,517					
	* Others: A/E fees & costs	1430		\$5,782					
	* Site Improvements	1450		\$50,000					
	Repl./Upgr. Site Utilities								
	Landscaping								
	Site Lighting								
Parking / Side Walks / Play Grounds									
OH16-028	* Dwelling Structure	1460		\$40,578					
	Upgrade HVAC system								
	Upgrade electrical syst.								
	Upgrade plumbing syst.								
	Upgrade build. interior								
	Upgrade build. exterior								
	Handicap compliance								
	Upgrade Security System								
	* Dwelling Equipment	1465.1							
	TOTAL PROJECT			\$149,507					
OHIO TOWNHOUSES	* Management Improvements	1408		\$12,084					
	Off-duty police								
	Security Guards								
	OHIO TOWNHOUSES	Resident Specialist Family							
		Resident Specialist Senior							
		Mental health liaison							
	Resident Service Manager / Secretary								
	* Administration costs	1410		\$10,702					
	* Others: A/E fees & costs	1430		\$3,987					
	* Site Improvements	1450		\$32,468					
	Repl./Upgr. Site Utilities								
	Landscaping								
	Site Lighting								
Parking / Side Walks / Play Grounds									
OHIO TOWNHOUSES	* Dwelling Structure	1460		\$30,000					
	Upgrade HVAC system								
	Upgrade electrical syst.								
	Upgrade plumbing syst.								
	Upgrade build. interior								
	Upgrade build. exterior								
	Handicap compliance								
	Upgrade Security System								
	* Dwelling Equipment	1465.1							
	TOTAL PROJECT			\$89,241					
Subtotal of estimated cost			\$238,748						

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APPENDIXE

FY2003CAPITALFUND5YEARACTIONPLAN

FIVE-YEAR ACTION PLAN
PART I: SUMMARY
COMPREHENSIVE GRANT PROGRAM (CGP) 2003

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
OFFICE OF PUBLIC HOUSING
CGP Application: 1977-0130-90 (Page 2 of 3)

HA NAME: COLUMBIUS METROPOLITAN HOUSING AUTHORITY			Locality (City/County/State) Columbus, Franklin, Ohio		---X--- Original Revision: 0.	
A	Development Number/Name	WORK Start for Year 1	Work Statement Year 2: FFY2004	Work Statement Year 3: FFY2005	Work Statement Year 4: FFY2006	Work Statement Year 5: FFY 2007
1	O-113-000 Fundstone Village		\$5,000,000	\$610,100	\$531,250	\$531,250
2	D4114111 Indian Lake		\$211,888	\$401,888	\$412,716	\$412,716
3	O-113-000 Riverside Terrace		\$139,772	\$160,000	\$139,251	\$139,251
4	D4114111 Sunrise Terrace		\$248,278	\$491,914	\$491,194	\$491,194
5	O-113-000 Sewer Towers		\$510,913	\$61,800	\$530,019	\$530,019
6	D4114111 Sewer Tower		\$113,000	\$121,988	\$124,494	\$124,494
7	O-113-002 Jenico Terrace		\$253,011	\$221,610	\$239,970	\$239,970
8	D4114114 Jenico Terrace		\$211,141	\$191,140	\$211,116	\$211,116
9	O-113-006 Coraline Annex	2003	\$139,772	\$160,000	\$139,251	\$139,251
10	D4114114 Coraline Annex		\$213,878	\$411,988	\$424,474	\$424,474
11	O-113-000 Marion Square	SEE	\$320,999	\$220,260	\$210,139	\$210,139
12	D4114119 Marion Square		\$115,111	\$115,111	\$112,477	\$112,477
13	O-113-000 Fairlane Estate	ANNUAL	\$79,131	\$70,601	\$71,030	\$71,030
14	D4114114 Fairlane Estate		\$10,311	\$14,011	\$12,411	\$12,411
15	O-113-005 East Oak Square I	STAMT.	\$30,339	\$6,000	\$39,025	\$39,025
16	D4114119 East Oak Square I		\$48,148	\$11,178	\$48,141	\$48,141
17	O-113-000 Hawthood Heights		\$30,907	\$60,000	\$31,130	\$31,130
18	D4114119 Hawthood Heights		\$142,477	\$121,988	\$124,621	\$124,621
19	O-113-010 Eastman Estate		\$70,130	\$66,667	\$30,010	\$30,010
20	D4114111 Eastman Estate		\$19,442	\$18,441	\$48,447	\$48,447
21	O-113-012 Gateway Court		\$33,130	\$66,626	\$39,131	\$39,131
22	D4114119 Gateway Court		\$113,422	\$113,889	\$111,674	\$111,674
23	O-113-011 The Hillside		\$131,253	\$178,000	\$175,000	\$175,000
24	D4114111 The Hillside		\$118,274	\$113,987	\$111,111	\$111,111
25	O-113-200 Civil & New Office Building		\$0	\$0	\$0	\$0
26	D4114111 Civil & New Office Building		\$1	\$1	\$1	\$1
27	O-113-202 New Construction		\$0	\$0	\$0	\$0
B	Physical Improvements Summary		\$6,812,112	\$41,6114	\$42,1711	\$42,1711
C	Management Improvements		\$332,770	\$21,000	\$330,000	\$330,000
D	44-waiver Non-starting Structures & Equipment		\$1	\$1	\$1	\$1
E	Administration		\$39,010	\$60,000	\$39,5150	\$39,5150
F	On-site (C.P. - Maintenance, Accounting)		\$482,447	\$140,138	\$239,411	\$239,411
G	Operations		\$330,000	\$602,000	\$330,000	\$330,000
H	Construction		\$1	\$1	\$1	\$1
I	Replacement Reserve		\$0	\$0	\$0	\$0
J	Pro-Construction Improvement		\$1	\$1	\$1	\$1
K	Total CGP Funds:		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
L	Total Non-CGP Funds:					
M	GRAND TOTAL		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
Signature of Executive Director:			Signature of Public Housing Director			
Date			Date			
Dennis S. Guest						

TITLE OF PROJECT FUND - FEDERAL FUNDING FUND - STATE FUNDING COMPLETE GRANT PROGRAM (GG#)	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT											
	OFFICE OF PUBLIC HOUSING - HUD											
	YEAR 1: 2003						YEAR 2: 2004					
Description of Work Major Work Elements	year 1: 2003		year 2: 2004		year 3: 2003		year 4: 2004		year 5: 2007		M	
	Quantity	Per unit Cost	Quantity	Per unit Cost	Quantity	Per unit Cost	Quantity	Per unit Cost	Quantity	Per unit Cost		
2011-2012 BUDGET REVISIONS												
Administration Costs		\$11,750		\$11,400		\$11,750		\$11,400		\$11,400		
Office: AC Fee & Comm		\$5,000		\$4,800		\$5,000		\$4,800		\$4,800		
Office programs		\$6,750		\$6,600		\$6,750		\$6,600		\$6,600		
Rep. pgr. 2 (HUB) fee												
Landscaping												
Site Lighting												
Parking / Site Maintenance Grounds												
Coal Heating		\$25,000		\$25,000		\$25,000		\$25,000		\$25,000		
Upgrade (PAC) system												
Upgrade electric system												
Upgrade plumbing system												
Upgrade boiler system												
Upgrade boiler room or												
Firecode compliance												
Upgrade Security System												
Coal Heating Equipment												
TOTAL PROJECT		\$42,750		\$42,200		\$42,750		\$42,200		\$42,200		
2011-2012 BUDGET REVISIONS												
Administration Costs		\$21,000		\$20,500		\$21,000		\$20,500		\$20,500		
Office: AC Fee & Comm		\$9,000		\$8,700		\$9,000		\$8,700		\$8,700		
Office programs		\$12,000		\$11,800		\$12,000		\$11,800		\$11,800		
Rep. pgr. 2 (HUB) fee												
Landscaping												
Site Lighting												
Parking / Site Maintenance Grounds												
Coal Heating		\$10,000		\$10,000		\$10,000		\$10,000		\$10,000		
Upgrade (PAC) system												
Upgrade electric system												
Upgrade plumbing system												
Upgrade boiler system												
Upgrade boiler room or												
Firecode compliance												
Upgrade Security System												
Coal Heating Equipment												
TOTAL PROJECT		\$42,000		\$41,500		\$42,000		\$41,500		\$41,500		
Subtotal of estimated Cost		\$84,750		\$83,700		\$84,750		\$83,700		\$83,700		

TITLE PROJECT NUMBER FUND - FEDERAL AID PROGRAM FUND - STATE FUNDING COMPLETE GRANT PROGRAM (GGN)	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT											
	OFFICE OF PUBLIC AND RENTAL HOUSING											
	YEAR 1: 2003						YEAR 2: 2004					
Project and Model No. Major Work Category	year 1: 2003		year 2: 2004		year 3: 2003		year 4: 2004		year 5: 2005		M	
	Quantity	Percent Fund	Quantity	Percent Fund	Quantity	Percent Fund	Quantity	Percent Fund	Quantity	Percent Fund		
ALL-STATE CONTRACTORS												
Administration Costs												
Owner: AC Fee & Comm		26.26		26.26		26.26		26.26		26.26		
Utility programs		26.26		26.26		26.26		26.26		26.26		
Repairs, pp. 2 to 2003												
Landscaping												
Site Lighting												
Parking / Side Walk / Play Grounds												
Civil Engineering												
Upgrade HVAC system												
Upgrade electric system												
Upgrade plumbing system												
Upgrade build. code or												
Fire code compliance												
Upgrade Security System												
Civil Eng. Equipment												
TOTAL PROJECT		26.26		26.26		26.26		26.26		26.26		
CONTRACTOR GENERAL SERVICES												
Administration Costs												
Owner: AC Fee & Comm		26.26		26.26		26.26		26.26		26.26		
Utility programs		26.26		26.26		26.26		26.26		26.26		
Repairs, pp. 2 to 2003												
Landscaping												
Site Lighting												
Parking / Side Walk / Play Grounds												
Civil Engineering												
Upgrade HVAC system												
Upgrade electric system												
Upgrade plumbing system												
Upgrade build. code or												
Fire code compliance												
Upgrade Security System												
Civil Eng. Equipment												
TOTAL PROJECT		26.26		26.26		26.26		26.26		26.26		
Subtotal of estimated Cost		\$65,172		\$65,177		\$65,169		\$65,169		\$65,169		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND NEIGHBORHOOD DEVELOPMENT		OFFICE OF PUBLIC AND NEIGHBORHOOD DEVELOPMENT									
PROGRAM INFORMATION		PROGRAM INFORMATION									
PROGRAM NAME		PROGRAM NAME									
PROGRAM DESCRIPTION		PROGRAM DESCRIPTION									
PROJECT NUMBER (MAY BE BLANK)		year 1: 2003		year 2: 2004		year 3: 2005		year 4: 2006		year 5: 2007	
		Budget Amount	Planned Cost	Actual Expenses	Balance Total	Budget Amount	Planned Cost	Actual Expenses	Balance Total	Budget Amount	Planned Cost
01-6-200 - ROLLINGHOLM TOWER											
	Admin/Incentive		10,000		10,000		10,000		10,000		10,000
	Owner: AC Fee & comm		10,000		10,000		10,000		10,000		10,000
	Site preparation		10,000		10,000		10,000		10,000		10,000
	Paving, 6' to 8' Bit										
	Landscaping										
	Site Lighting										
	Parking, Side Walks & Play Grounds										
	Civil Eng Structure		10,000		10,000		10,000		10,000		10,000
	Upgrade HVAC system										
	Upgrade electric sys										
	Upgrade plumbing sys										
	Upgrade build. code or										
	Fire/life compliance										
	Upgrade Security System										
	Civil Eng Equipment										
	TOTAL PROJECT	140,000		140,000		140,000		140,000		140,000	
01-6-200 - EASTWOOD SQUARE											
	Admin/Incentive		10,000		10,000		10,000		10,000		10,000
	Owner: AC Fee & comm		10,000		10,000		10,000		10,000		10,000
	Site preparation		20,000		20,000		20,000		20,000		20,000
	Paving, 6' to 8' Bit										
	Landscaping										
	Site Lighting										
	Parking, Side Walks & Play Grounds										
	Civil Eng Structure		20,000		20,000		20,000		20,000		20,000
	Upgrade HVAC system										
	Upgrade electric sys										
	Upgrade plumbing sys										
	Upgrade build. code or										
	Fire/life compliance										
	Upgrade Security System										
	Civil Eng Equipment										
	TOTAL PROJECT	110,000		110,000		110,000		110,000		110,000	
Specialty of admitted Cost			\$147,500		\$214,475		\$213,510		\$212,750		\$212,750

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		OFFICE OF CAPITAL AND FINANCIAL SERVICES									
PROGRAM INFORMATION		FISCAL YEAR 2003 - 2007									
PROGRAM NAME		PROGRAM YEAR									
PROJECT NUMBER AND PROJECT NAME	year 1: 2003		year 2: 2004		year 3: 2005		year 4: 2006		year 5: 2007		TOTAL
	Budget Amount	Actual Cost	Budget Amount	Actual Cost	Budget Amount	Actual Cost	Budget Amount	Actual Cost	Budget Amount	Actual Cost	
01-6-341 - 3000 PROJECT											
Admin/office space		\$ 275		\$ 275		\$ 275		\$ 275		\$ 275	\$ 1,350
Office and file rooms		\$ 275		\$ 275		\$ 275		\$ 275		\$ 275	\$ 1,350
Site preparation		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
Paving, 6' to 8' Bit											
Landscaping											
Site Lighting											
Fencing, Side Walks, Play Grounds											
Upgrade HVAC system		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
Upgrade electric sys.											
Upgrade plumbing sys.											
Upgrade building water											
Upgrade building sewer											
Upgrade fire alarm											
Upgrade Security System											
Cooling Equipment		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
TOTAL PROJECT		\$ 550		\$ 550		\$ 550		\$ 550		\$ 550	\$ 2,750
01-6-341 - 300000 COURT											
Admin/office space		\$ 275		\$ 275		\$ 275		\$ 275		\$ 275	\$ 1,350
Office and file rooms		\$ 275		\$ 275		\$ 275		\$ 275		\$ 275	\$ 1,350
Site preparation		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
Paving, 6' to 8' Bit											
Landscaping											
Site Lighting											
Fencing, Side Walks, Play Grounds											
Cooling Structure		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
Upgrade HVAC system											
Upgrade electric sys.											
Upgrade plumbing sys.											
Upgrade building water											
Upgrade building sewer											
Upgrade fire alarm											
Upgrade Security System											
Cooling Equipment		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0	\$ 0
TOTAL PROJECT		\$ 550		\$ 550		\$ 550		\$ 550		\$ 550	\$ 2,750
Sum of all admitted Cost		\$73,350		\$ 73,350		\$ 73,350		\$ 73,350		\$ 73,350	\$ 366,750

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		OFFICE OF PUBLIC AND NEIGHBORHOOD DEVELOPMENT													
PROGRAM INFORMATION		FISCAL YEAR 2003-2007													
PROGRAM NAME		PROGRAM YEAR													
PROJECT NUMBER (MAY BE BLANK)	YEAR 1: 2003					YEAR 2: 2004					YEAR 3: 2005				
	Budget Line Item	Planned Cost	Actual Expenses	Balance Total		Budget Line Item	Planned Cost	Actual Expenses	Balance Total		Budget Line Item	Planned Cost	Actual Expenses	Balance Total	
01-6-01 - NEIGHBORHOOD COMMUNITY															
	Administration	10,000		10,000			10,000		10,000			10,000		10,000	
	Office and Facilities	10,000		10,000			10,000		10,000			10,000		10,000	
	Other Programs	10,000		10,000			10,000		10,000			10,000		10,000	
	- Reprogramming														
	- Landscaping														
	- Site Lighting														
	- Parking, Sidewalks, Play Grounds														
	- Civil Engineering	10,000		10,000			10,000		10,000			10,000		10,000	
	- Upgrade HVAC system														
	- Upgrade electric system														
	- Upgrade plumbing system														
	- Upgrade building materials														
	- Upgrade building code compliance														
	- Upgrade Security System														
	- Civil Engineering Equipment														
	TOTAL PROJECT		10,000	10,000			10,000	10,000				10,000	10,000		
01-6-02 - TRAFFIC LIGHT															
	Administration	10,000		10,000			10,000		10,000			10,000		10,000	
	Office and Facilities	10,000		10,000			10,000		10,000			10,000		10,000	
	Other Programs	10,000		10,000			10,000		10,000			10,000		10,000	
	- Reprogramming														
	- Landscaping														
	- Site Lighting														
	- Parking, Sidewalks, Play Grounds														
	- Civil Engineering	10,000		10,000			10,000		10,000			10,000		10,000	
	- Upgrade HVAC system														
	- Upgrade electric system														
	- Upgrade plumbing system														
	- Upgrade building materials														
	- Upgrade building code compliance														
	- Upgrade Security System														
	- Civil Engineering Equipment														
	TOTAL PROJECT		10,000	10,000			10,000	10,000				10,000	10,000		
Specialty of admitted cost			\$0	\$0			\$0	\$0				\$0	\$0		

PROJECT NUMBER NAME AND ADDRESS	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND HOUSING SERVICES									
	FISCAL YEAR 2003					FISCAL YEAR 2004				
	Est. Yr. Started	Est. Yr. Completed	Est. Yr. Occupied	Est. Yr. In Progress	Est. Yr. Total	Est. Yr. Started	Est. Yr. Completed	Est. Yr. Occupied	Est. Yr. In Progress	Est. Yr. Total
01-6-001 - THIRTEENTH OFFICE BUILDING										
Administration										
Office AC fees & costs										
Utility payments										
Site Utilities										
Landscaping										
Perking / Sidewalk										
Construction										
IFAC system										
Electrical syst.										
Plumbing system										
Bulding interior										
Bulding exterior										
Firecode compliance										
Security systems										
Construction Equipment										
TOTAL PROJECT										
01-6-001-016 - CONSTRUCTION OF BILKINS										
Administration										
Office AC fees & costs										
Utility payments										
Site Utilities										
Landscaping										
Perking / Sidewalk										
Construction										
IFAC system										
Electrical syst.										
Plumbing system										
Bulding interior										
Bulding exterior										
Firecode compliance										
Security systems										
Construction Equipment										
TOTAL PROJECT										
Specialty of admitted cost										

FIVE-YEAR ACTION PLAN
 MANAGEMENT NEEDS
 PART III: SUPPORTING PAGES
 COMPREHENSIVE GRANT PROGRAM (CGP) 2003 2003

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	YEAR 1: 2003		YEAR 2: 2004		YEAR 3: 2005		YEAR 4: 2006		YEAR 5: 2007		N
	Quantity Units	Estimated Cost									
OFFDUTY POLICE		\$255,000									
PROJECT # & NAME											
1 Q-18-001 Inland-Central											
2 Q-18-002 Inland-East											
3 Q-18-003 Inland-South											
4 Q-18-005 Riverside											
5 Q-18-010 Santa Maria											
6 Q-18-020 Marina Square											
7 Q-18-027 Ohio Townhouses											
8 Q-18-053 Kansas Square											
9 Q-18-061 Indian Meadows											
10 Q-18-065 Pacific Square I											
11 Q-18-067 Glenview Estates											
12 Q-18-068 Palmdale Square											
13 Q-18-077 Lee Hill East											
14 Q-18-082 Central Court											
15 Q-18-073 Grandwood Commons											
16 Q-18-084 Franklin Square											
17 Q-18-078 First Class Station I											
SUB - TOTAL											
SECURITY GUARD		\$0		\$0		50		50		50	
PROJECT # & NAME											
1 Q-18-008 Sunrise Plaza											
2 Q-18-011 Regent Towers											
3 Q-18-012 John's Terrace											
4 Q-18-013 Regent Towers											
5 Q-18-014 Regent Towers											
6 Q-18-015 Regent Towers											
7 Q-18-021 Meridian Square											
8 Q-18-038 Mapwood Circle											
9 Q-18-069 Bolinger Tower											
SUB - TOTAL											

FIVE-YEAR ACTION PLAN
 MANAGEMENT NEEDS
 PART III: SUPPORTING PAGES
 COMPREHENSIVE GRANT PROGRAM (CGP) 2002 --

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF PUBLIC AND HOME HOUSING
 2003

Development Name/No. Major Work Category	YEAR 1: 2002		YEAR 2: 2003		YEAR 3: 2004		YEAR 4: 2005		YEAR 5: 2006
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	
RESIDENT SERVICES		\$259,320		\$269,750		\$280,610		\$291,940	\$303,760
PROJECT # & NAME									
1 Q-15-00 Parkside Village									
2 Q-15-002 Lincoln Park									
3 Q-15-003 Parkside Parkway									
4 Q-15-004 Rosewood									
5 Q-15-005 Market Square									
6 Q-15-007 Ohio Townhouses									
7 Q-15-008 Karamazov Square									
8 Q-15-009 FirstGate Station I									
9 Q-15-007 Gladstone Terrace									
10 Q-15-010 Eastmore Square									
11 Q-15-004 Rose Hillside									
12 Q-15-012 Cambridge Court									
13 Q-15-043 Thornwood Commons									
14 Q-15-004 Hill Heights									
15 Q-15-043 Parkside Station I									
16 Q-15-008 Sunshine Square									
17 Q-15-010 Queen Terrace									
18 Q-15-012 John's Terrace									
19 Q-15-010 Taylor Terrace									
20 Q-15-014 Western Square									
21 Q-15-015 Central Avenue									
22 Q-15-020 Meridian Square									
23 Q-15-026 Maplewood Heights									
24 Q-15-007 Bolinger Terrace									
SUB - TOTAL									

FIVE-YEAR ACTION PLAN
 MANAGEMENT NEEDS
 PART III: SUPPORTING PAGES
 COMPREHENSIVE GRANT PROGRAM (CGP) 2002 --

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF PUBLIC AND HOME HOUSING
 2003

Development Name/No. Major Work Category	YEAR 1: 2002		YEAR 2: 2003		YEAR 3: 2004		YEAR 4: 2005		YEAR 5: 2006		N
	Q Units	Estimated Cost									
SAFETY & CRIME DEPARTMENT		\$267,230		\$277,690		\$288,580		\$299,910		\$332,070	
PROJECT # & NAME											
1 Q-15-000 Parkside Village											
2 Q-15-003 Lincoln Park											
3 Q-15-001 Riverside Park											
4 Q-15-005 10 Second - 107 Units											
5 Q-15-006 Grand Terrace											
6 Q-15-010 Sewer Ewers											
7 Q-15-012 Jackson Terrace											
8 Q-15-017 Sylvan Hill											
9 Q-15-014 Walnut Terrace											
10 Q-15-015 Sunshyne Apts											
11 Q-15-020 Maple Square											
12 Q-15-027 Ohio Ice Houses											
13 Q-15-030 Kenwood Square											
14 Q-15-031 Post Oak Station											
15 Q-15-037 Glendale Terrace											
16 Q-15-037 Maplewood Heights											
17 Q-15-058 Balliga Terrace											
18 Q-15-070 Erdington Square											
19 Q-15-074 Reed House											
20 Q-15-073 Cambridge Court											
21 Q-15-043 Thornwood Commons											
22 Q-15-074 Hill Heights											
23 Q-15-048 Post Oak Station I											

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovertnext5years				

FIVE-YEAR ACTION PLAN

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF PUBLIC & INDIAN HOUSING
 OMB Approval 7-
 No. 2577 -0157(0157(Exp. 3/31/20
 Exp. 7/31/98) 02)

PART I: SUMMARY
COMPREHENSIVE GRANT PROGRAM (CGP) 2003

HANAME: COLUMBUS METROPOLITAN HOUSING AUTHORITY		Locality (City/County/State) Columbus, Franklin, Ohio		----- Revision No.		
A	Development Number/Name/	WORK Stmt for Year 1	Work Statement		Work Statement	Work Statement
			Year 2: FFY 2004		Year 4: FFY 2006	Year 5: FFY 2007
1	OH16 -001 Poindexter Village		\$548,039	\$543,406	\$531,250	\$531,250
2	OH16 -002 Lincoln Park		\$410,368	\$406,898	\$397,796	\$397,796
3	OH16 -003 Riverside Homes		\$169,442	\$168,010	\$164,251	\$164,251
4	OH16 -006 Sunshine Terrace		\$238,278	\$236,264	\$230,978	\$230,978
5	OH16 -010 Sawyer Towers		\$518,916	\$514,530	\$503,019	\$503,019
6	OH16 -010 Sawyer Manor		\$153,557	\$152,259	\$148,853	\$148,853
7	OH16 -012 Jenkins Terrace		\$256,811	\$254,640	\$248,943	\$248,943
8	OH16 -014 Worley Terrace		\$299,171	\$296,642	\$290,006	\$290,006
9	OH16 -015 Sunshine Annex	2003	\$169,442	\$168,010	\$164,251	\$164,251
10	OH16 -018/21 Scatter Sites		\$293,876	\$291,392	\$284,873	\$284,873
11	OH16 -020 Marion Square	SEE	\$322,999	\$320,268	\$313,104	\$313,104
12	OH16 -028 Ohio Townhouses		\$105,901	\$105,006	\$102,657	\$102,657
13	OH16 -033 Kenmore Square	ANNUAL	\$74,131	\$73,504	\$71,860	\$71,860
14	OH16 -034 Indian Meadows		\$95,311	\$94,505	\$92,391	\$92,391
15	OH16 -035 Post Oak Station I	STAMT.	\$92,664	\$91,880	\$89,825	\$89,825
16	OH16 -037 Glenview Estate		\$66,188	\$65,629	\$64,161	\$64,161
17	OH16 -038 Maplewood Heights		\$93,987	\$93,193	\$91,108	\$91,108
18	OH16 -039 Bollinger Tower		\$132,377	\$131,258	\$128,321	\$128,321
19	OH16 -040 Eastmoor Square		\$70,160	\$69,567	\$68,010	\$68,010
20	OH16 -041 Reeb -Hosack		\$35,742	\$35,440	\$34,647	\$34,647
21	OH16 -042 Canonby Court		\$66,188	\$65,629	\$64,161	\$64,161
22	OH16 -043 Thornwood Commons		\$113,844	\$112,882	\$110,356	\$110,356
23	OH16 -044 Trivett Height		\$181,356	\$179,823	\$175,800	\$175,800
24	OH16 -046 Post Oak Station II		\$103,254	\$102,381	\$100,090	\$100,090
25	OH16 -200 CMHANewOffice Building		\$0	\$0	\$0	\$0
26	OH16 -201 CMHANewMaintenanceBuilding		\$0	\$0	\$0	\$0
27	OH16 -202 NewConstruction		\$0	\$0	\$0	\$0
B	Physical Improvements Subtotal:		\$4,612,002	\$4,573,014	\$4,470,709	\$4,470,709
C	Management Improvements:		\$802,440	\$824,190	\$890,830	\$890,830
D	PHA -wide Nondwelling Structures & Equipment:		\$0	\$0	\$0	\$0
E	Administration:		\$484,810	\$504,100	\$545,150	\$545,150
F	Other: (A/E, C.M., Relocation, Auditing)		\$242,737	\$240,685	\$235,300	\$235,300
G	Operations		\$682,000	\$682,000	\$682,000	\$682,000
H	Demolition:		\$0	\$0	\$0	\$0
I	Replacement Reserve:		\$0	\$0	\$0	\$0
J	Mod Used for Development:		\$0	\$0	\$0	\$0
K	Total CGP Funds:		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
L	Total Non -CGP Funds:					
M	GRAND TOTAL		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
Signature of Executive Director:		Date	Signature of Public Housing Director		Date	
Dennis S. Guest						

APPENDIX

MANAGEMENT ORGANIZATION CHART

Columbus Metropolitan Housing Authority
Organization Chart
As of January 2002

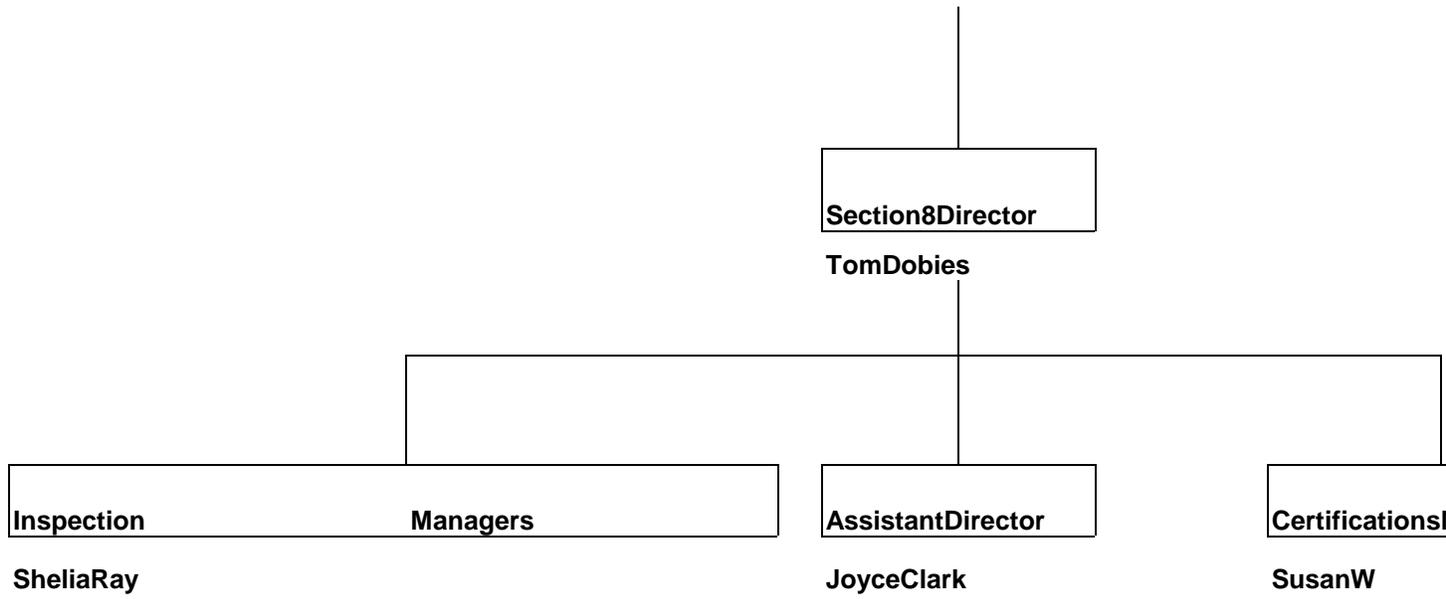
Director

Khari E.

Director of Business

Development

Steve Havens



APPENDIX G

RESIDENT ADVISORY BOARD COMMENTS

**ADVISORY BOARD MEETING
JULY 31, 2002
QUESTIONS AND ANSWERS**

Q. What is the aged description @ Waggnor Road?

A. 60 or 62 of age.

Q. On your perspective sites do CMHA consider the closeness of Cotabuline?

A. For some, but not all.

Q. How much are the homes behind CMHA?

A. \$120,000 to build, and not intended for very low -income residents.

Q. Aren't those homes pre-fabricated?

A. Yes.

Q. Have you considered placement for the baby boomer generation who are physically disabled but not mentally challenged?

A. We housed disabled in both Section 8 and Public Housing.

Q. Downtown housing, regarding the 100% tax abatement would that be any advantage to CMHA or is CMHA looking into something like that?

A. CMHA don't pay taxes, it won't benefit CMHA.

Q. Will CMHA be able to do anything for scattered sites regarding lead abatement.

A. An assessment will have to be done.

Q. Have you checked into building new high-rise and is it in CMHA interest to do that?

A. CMHA will never build another high-rise they are too expensive to maintain.

Q. Is CSH going to take over all 180 units at Sunshine Terrace?

A. The YMCA and CMHA are responsible for the management of its building. CMHA does the building (Public Housing) portion and the YMCA does Social Services.

Q. Has HUD told you about the program to end homelessness in 10 years?

A. Yes.

Q. Why did Jenkins have to get in such poor condition before CMHA decided to step in, what took them so long?

A. HUD does not give the Housing Authority enough money to keep up with the high demand of repairs to be made. The building is not in poor condition given its age. Because of its age, more systems break down more frequently. That is why it is time to analyze and determine whether to do a gut rehab or demolish.

Q. Last year the 5 year plan you said Sunshinewould come down, Jenkins in 3 years and Worley would be a 5 story building which HUD had already approved without us knowing, is it going to be the same with Jenkins.

A. I'm not wavering what I said, but I think Jenkins should come down.

Q. If Sunshinewere to come down what would you put in its place that is conducive to what they are in now?

A. If we tore Sunshinewould come down I would build nothing in its place, (applause). I would find a safer and better neighborhood.

Q. Do you have the space to relocate everyone?

A. How and where we relocate has to be determined.

Q. How many units were in Taylor Terrace and how long did it take to relocate everyone.

A. More younger people than the elderly, and the younger are not as hard to move. It was about 200 people and it took about 1 year to move the seniors.

Q. If you decide to bring Worley down will the people in the cottages be allowed to remain while this is being done?

A. This depends on what work would be done to the cottages.

Page 3

Q. The cottages haven't had a generator for emergency lighting what will be done?

A. We will check into it and get back with you.

Q. Social Service how did you come up with that regarding annual donation for Bollinger?

A. We need to take that out if it is not right, that is why this is a draft.

Q. Why don't you have a resident on CMHA Board?

A. We do have a resident who is Jackie Broadus from Rosewind, who was appointed by the Mayor.

Q. What does Jackie do?

A. Attend Board meetings, which is held on the 3rd Friday of every month. She votes on budgets, legal document, and more Corporate work.

Q. How did you advertise the public hearing?

A. In the Columbus Dispatch.

APPENDIXH

COMMUNITYSERVICEANDSELSUFFICIENCY
PROGRAMS

SENIORCOMMUNITY	COMMUNITYACTIVITIES	SERVICEPROVIDERS
BOLLINGERTOWER	CongregateMeals	LifeCareAlliance
	BuildingMonitor	CMHA
	OnSiteLaundry	Coinmach
	PizzaNight	ResidentCouncil
	BreadDonation	Kroger
	AnnualZooTrip	ResidentCouncil
	ResidentChristmasDinner	ResidentCouncil
	Pop/JuiceMachines	Pepsi;Coke;OhioCitrus JuiceCompany&
	Bingo	ResidentCouncil
	Transport	CMACAO
	Security	PHDEP
	CourtyardPicnic	ResidentCouncil
	ChristmasDinner	ResidentCouncil
	VendingMachine	ReliableVendingCo.
	ReferralService	ED/SS
	HoodMedical	ED/SS

JENKINSTERRACE	BibleService	ResidentCouncil
	MonthlyPotluck	ResidentCouncil
	Transport	CMACAO
	HealthNurse- Hood Medical Service	ED/SS
	HallMonitors	ResidentCouncil
	AnnualDinner	ResidentCouncil
	CompetitiveGames	ResidentCouncil
	AnnualDinner	Mt.Zion
	AnnualDinner	BlackPoliceman
	AnnualTrips	ResidentCouncil
	Recreation	Rec.&Park
	CareCaller	CMHA
	CongregateMeals	LifeCareAlliance
	OnSiteLaundry	Coinmach
	BreadDonation	Kroger
	BoltonFieldPicnic	ResidentCouncil
	HarmonyBall	ResidentCouncil/CMHA
	Vending/PopMachine	CapitolVending
	Thanksgiving/ChristmasDinners	ResidentCouncil
	AnnualTrips	ResidentCouncil
	BuildingMonitor	CMHA
	GospelFeast	ResidentCouncil
	Rummage/BakeSale	ResidentCouncil
	ValentineParty	ResidentCouncil
	HealthNurse	LifeCareAlliance
	FoodPantry	1 st HouseofCommandment Church

	Housekeeper/Homemaker	LifeCareAlliance
MAPLEWOODHEIGHTS		
	Arts&Crafts	ResidentCouncil
	MonthlyShoppingTrips	Council
	CareCaller	CMHA
	CongregateMeals	LifeCareAlliance
	OnSiteLaundry	Conmach
	Newsletter	ResidentCouncil
	Referral Service	EDSS
	BoltonFieldPicnic	ResidentCouncil/CMHA
	HarmonyBall	ResidentCouncil/CMHA
	HolidayTrips/Dinners	ResidentCouncil
	WellnessNurse	LifeCareAlliance
	AnnualTrips	ResidentCouncil
	BuildingMonitor	CMHA
MARIONSQUARE		
	AnnualTrips	Council
	CrimeNightOut	ResidentCouncil/CMHA
	HolidayDinners	ResidentCouncil
	Bingo	ResidentCouncil
	OnSiteLaundry	Coinmach
	Newsletter	ResidentCouncil
	MonthlyGroceryTrips	COTA
	BoltonFieldPicnic	ResidentCouncil/CMHA
	HarmonyBall	ResidentCouncil/CMHA
	PopMachines	CokeColaBottlingCo.
	WelcomeWagon	ResidentCouncil
	CommunityPicnic	ResidentCouncil
	VisitingZoo	ResidentCouncil
	CommunityYardSale	ResidentCouncil
	AnnualFundraisers	ResidentCouncil
	CongregateMeals	LifeCareAlliance
	BreadDonation	Kroger
	Annualdonation(\$500.00)	CraneCo.
	ReferralServices	HoodMedical
	FoodBank	1 St ChurchofCommandment Church
	HoodMedicalCtr.	ED/SS
	Housekeeper/Homemaker	LifeCareAlliance
	BeautyShop	PrivateProvider
	MentalHealthServices	COAAA
SAWYERTOWERS		
	ThriftShop	ResidentCouncil

TableLibrary

	Bingo	ResidentCouncil
	BibleStudy	ResidentCouncil
	BreakfastMon -Fri	ResidentCouncil
	Library	ResidentCouncil
	HallMonitors	ResidentCouncil
	BuildingMonitors	CMHA
	AnnualTrips	ResidentCouncil
	BreadDelivery	Kroger
	CongregateMeals	LifeCareAlliance
	PopMachines	Pepsi&Coke
	HealthNurse	COAAA
	HoodMedicalCenter	ED/SS
	ResidentLounge	ResidentCouncil
	SupportiveServices	HoodMedicalServices
	FoodPantry	1 st HouseofCommandment Church.
	AnnualPicnic	ResidentCouncil/CMHA
	HolidayDinners&Trips	ResidentCouncil
	CrimeNightOut	ResidentCouncil/CMHA
	HarmonyBall	ResidentCouncil/CMHA
	Transportation	CMAAO/St.Stephen
	CommunityHealthCare	AngleHealthCare
	SecurityGuards	PHDEP
	Homemaker/HousekeeperService	LifeCareAlliance
	OnSiteLaundry	CoinmachLaundryCo.
SUNSHINE ANNEX/TERRACE	PopCorn&MovieNight	ResidentCouncil
	CongregateM eals	LifeCareAlliance
	OnSiteLaundry	CoinmachLaundryCo.
	Transportation	CMAAO
	CongregateHousingService Program	COAAA
	MentalHealthServices	NorthCentral
	Recreation	Rec.&Parks
	BuildingMonitor	CMHA
	HallMonitors	ResidentCouncil
	Security	CMHA
	ShoppingTrips	PrivateProvider
	Bingo	ResidentCouncil
	BibleStudy	ResidentCouncil
	MovieNight	ResidentCouncil
	BreadDelivery	Kroger
	Donuts&Pastry	TimHorton
	WellnessCenter	LifeCareAlliance
	HoodMedicalServices	ED/SS

TableLibrary

	AnnualTrips	ResidentCouncil
	HolidayDinners	ResidentCouncil
	Bake/GarageSale	ResidentCouncil
	PopMachine/VendingMachine	CapitalVendingMachine Company
	FoodBank	1 st HouseofCommandment Church
	AnnualPicnic	ResidentCouncil
	ReferralServi ces	Ed/SS
	SupportiveServices	NorthCentral
WORLEYTERRACE		
	MentalHealthServices	NorthCentralMentalHealth Center
	WellnessNurse	LifeCareAlliance
	BuildingMonitor	CMHA
	Security	CMHA
	CrimeNightOut	ResidentCouncil/CMHA
	OnSiteLau ndry	Coinmach
	BibleStudy	ResidentCouncil
	CoffeeShop	ResidentCouncil
	AnnualTrips	ResidentCouncil
	Bake/GarageSale	ResidentCouncil
	IceCreamSocial	ResidentCouncil
	HolidayCelebrations	ResidentCouncil
	Arts&Craft	ResidentCouncil
	FoodPantry	1 st HouseofCommandment Church
	AnnualPicnic	ResidentCouncil
	ReferralServices	Ed/SS
	HarmonyBall	ResidentCouncil/CMHA
	HoodMedialCenter	ED/SS
	Housekeeper/Homemaker	
	Pop&VendingMachines	CapitalVendingCo.
	HealthNurse	LifeCareAlliance
	Transportation	CMACAO
	Shopping	CentralPointCommunity Association
	SupportiveServices	NorthCentral

FAMILY COMMUNITY	COMMUNITY ACTIVITIES	SERVICE PROVIDERS	PENDING ACTIVITIES	SERVICE PROVIDERS FORPENDING ACTIVITIES
CANONBY COURT	BLOCKWATCH BACKTO SCHOOLPARTY HATANDGLOVE GIVE-A-WAY EASTEREGG HUNT SECRETSANTA (Zootrips, Clippers gamenight, toy give-a-way) SUMMERFOOD PROGRAM REFERRAL BROCHURES ON SITE(FirstLink) HALLOWEEN PARTY THANKSGIVING BRUNCH CHRISTMAS /KWANZA PARTY COSITRIP COATSFOR COLUMBUS	RESIDENT COUNCIL COUNCIL COUNCIL COUNCIL COUNCIL RESIDENT COUNCIL, CHILDREN'S HUNGER ALLIANCE, PARK ANDREC CMHA COUNCIL COUNCIL COUNCIL COUNCIL SALVATION ARMY,	501c3 OUTREACH MOBILECLINIC	RESIDENT SERVICE/RES. COUNCIL MOUNTCARMEL WEST

TableLibrary

	<p>COLUMBUS</p> <p>ONSITEVISTA</p> <p>FREE CHRISTMAS TOYSAND SHOWATTHE CAPITAL</p>	<p>RESIDENT SERVICES</p> <p>CORPORATION FORNATIONAL SERVICES, RESIDENT SERVICES</p> <p>GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES</p>		
EASTMOOR SQUARE	<p>CITYYEAR</p> <p>SECRETSANTA (Zootrips, Clippers night, toygive -a-way)</p> <p>REFERRAL BROCHURES ON SITE(FirstLink)</p> <p>ANNUAL FAMILYDAY</p> <p>COATSFOR COLUMBUS</p> <p>BACKTO SCHOOL SUPPLLYGIVE - A-WAY</p> <p>HOLLOWEEN PARTY/GIVE-A-WAY</p> <p>FREETOYSAND</p>	<p>CITYYEAR, RESIDENT COUNCIL</p> <p>RESIDENT SERVICES</p> <p>CMHA</p> <p>COUNCIL</p> <p>SALVATION ARMY, RESIDENT SERVICES</p> <p>COUNCIL</p> <p>COUNCIL</p> <p>GIVEAKIDA</p>		

TableLibrary

	CHRISTMAS SHOW	TOY FOUNDATION, RESIDENT SERVICES		
GLENVIEW ESTATES	CHILDREN'S VALENTINE PARTY SECRETSANTA (Zootrips, Clippers night, toy give -a-way) REFERRAL BROCHURES ON SITE (<i>FIRSTLINK</i>) MOTHER'S DAY LUNCHEON COATS FOR COLUMBUS FREE TOYS AND CHRISTMAS SHOW AFTERSCHOOL PROGRAM	RESIDENT COUNCIL RESIDENT SERVICES RESIDENT SERVICES COUNCIL SALVATION ARMY, RESIDENT SERVICES GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES ROOTS PROGRAM- CRITTENTON FAMILY SERVICES	501c3	RESIDENT SERVICES
INDIAN MEADOWS	TEEN/AFTER SCHOOL PROGRAM	FRANKLINTON YOUTH INVOLVED	RESIDENT COUNCIL	RESIDENT SERVICES
KENMORE	TEEN/AFTER	FRANKLINTON	RESIDENT COUNCIL	RESIDENT SERVICES

TableLibrary

SQUARE	SCHOOL PROGRAM	YOUTH INVOLVED	COUNCIL	SERVICES
LINCOLNPARK	HEADSTART	JOHNXXIII		
	ENGLISH LITERACY CLASSES	COMMUNITY REFUGEE& IMMIGRATION SERVICES,		
	COMPUTER CENTER	HRN		
	AFTERSCHOOL PROGRAM	YMCA		
	COUNSELING	CRITTENTON FAMILY SERVICES		
	ONSITEVISTA	CORPORATION FORNATIONAL SERVICES, RESIDENT SERVICES		
	COATSFOR COLUMBUS	RESIDENT SERVICES SALVATION ARMY, RESIDENT SERVICES		
	FREETOYSAND CHRISTMAS SHOW	GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES		

TableLibrary

OHIO TOWNHOUSES	NO COMMUNITY BUILDING		ACQUIRE MEETINGS SPACE FOR COMMUNITY MEETINGS & PROGRAMS FORM RESIDENT COUNCIL	RESIDENT SERVICES RESIDENT SERVICES

POINDEXTER VILLAGE	<p>OLDIESBUT GOODIESNIGHT</p> <p>SECRETSANTA (Zootrip, Clippers night, toygive -away)</p> <p>HEADSTART</p> <p>TEENPROGRAM COMPUTER CENTER</p> <p>YOUTH RECOGNITION CELEBRATION</p> <p>ENGLISH LITERACY CLASSES</p> <p>ONSITE COUNSELING</p> <p>AFTERSCHOOL PROGRAM</p> <p>ADULT COMPUTER CLASSES</p> <p>JOBTRAINING AND PLACEMENT SERVICES</p> <p>REFERRAL BROCHURES ON SITE (<i>FIRST LINK</i>)</p> <p>SENIOR OUTINGS</p> <p>HARMONYBALL</p> <p>TEENPROGRAM</p>	<p>RESIDENT COUNCIL</p> <p>RESIDENT SERVICES</p> <p>JOHNXXIII</p> <p>HRN</p> <p>MANAGEMENT, RESIDENT COUNCIL, RESIDENT SERVICES</p> <p>CRIS</p> <p>CRITTENTON FAMILY SERVICES</p> <p>YMCA</p> <p>COLUMBUS PUBLIC SCHOOLS</p> <p>T.E.A.C.H</p> <p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES</p> <p>ADAMARTIN TAKINGITBACK TOTHESTREETS</p>	<p>BACKTO SCHOOL PHYSICALS, MAMOGRAM/ PROSTATE, SUBSTANCE ABUSE WORKSHOP, PODIATRY/ FOOTCARE</p>	<p>OSUEAST, RESIDENT SERVICES</p>
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		GIRLTALK, RESIDENT COUNCIL		
	COATSFOR COLUMBUS	SALVATION ARMY, RESIDENT SERVICES		
	FREETOYSAND CHRISTMAS SHOW	GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES		
	COMPUTER CENTERFOR ADULTS	COLUMBUS PUBLIC SCHOOLS		
POSTOAK STATION	TEENCOUNCIL	RESIDENT COUNCIL	501c3	RESIDENT SERVICES
	EASTEREGG HUNT	COUNCIL		
	MOTHERDAY CEREMONY	COUNCIL		
	REPORTCARD CEREMONY	COUNCIL		
	TRIP TO WYANDOTTE LAKE	COUNCIL		
	FAMILYDAY/ SCHOOLSUPPLY	COUNCIL		
	COMMUNITY THANKSGIVING DINNER	COUNCIL		
	COMMUNITY CHRISTMAS PARTY	COUNCIL		
	SECRETSANTA (Zootrips, Clippers night, toy give -a- way)	RESIDENT SERVICES		
	SUMMER FOOD	PROJECT		

	<p>PROGRAM</p> <p>TAEKWANDO, SWIMMING, POTTERY</p> <p>AFTERSCHOOL PROGRAM</p> <p>SPORTS PROGRAM</p> <p>ONSITEVISTA</p> <p>COATSFOR COLUMBUS</p> <p>FREETOYSAND CHRISTMAS SHOW</p> <p>JOBTRAINING PLACEMENT SERVICES</p>	<p>REDEEM</p> <p>PARKANDREC., RESIDENT COUNCIL,YMCA</p> <p>PROJECT REDEEM</p> <p>PROJECT REDEEM</p> <p>CORPORATION FORNATIONAL SERVICES, RESIDENT SERVICES</p> <p>SALVATION ARMY, RESIDENT SERVICES</p> <p>GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES</p> <p>H.O.S.T.</p>		
RIVERSIDE BRADLEY	<p>EASTERBASKET GIVE-A-WAY</p> <p>HALOWEEN PARTY</p> <p>AFTERSCHOOL PROGRAM/ SUMMER PROGRAM</p> <p>TEEN COMPUTER CENTER</p>	<p>RESIDENT COUNCIL</p> <p>RESIDENT SERVICES PROPERTY MANAGEMENT</p> <p>BOYSAND GIRLSCLUB</p> <p>HRN</p>	<p>RESIDENT COUNCIL</p> <p>501c3</p>	<p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES</p>

	<p>ONSITE COUNSELING</p> <p>JOB TRAINING/ PLACEMENT SERVICES</p> <p>COATSFOR COLUMBUS</p> <p>FREETOYSAND CHRISTMAS SHOW</p>	<p>CRITTENTON FAMILY SERVICES</p> <p>COLUMBUS WORKS</p> <p>RESIDENT SERVICES, SALVATION ARMY</p> <p>GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES</p>		
<p>SAWYER MANOR/ TREVITT HEIGHTS</p>	<p>TEENPROGRAM</p> <p>FAMILYDAY</p> <p>SCHOOLSUPPLY GIVE-A-WAY</p> <p>COATSFOR COLUMBUS</p> <p>FREETOYSAND CHRISTMAS SHOW</p> <p>AFTERSCHOOL PROGRAM COMPUTER CENTER</p> <p>PRCDRSITE</p> <p>JOBTRAINING/ PLACEMENT SERVICES</p>	<p>NEIGHBORHOOD HOUSE</p> <p>RESIDENT SERVICES</p> <p>COUNTRYCLUB RICH,McGRAW HILL,RESIDENT SERVICES</p> <p>SALVATION ARMY, RESIDENT SERVICES</p> <p>GIVEAKIDA TOY FOUNDATION, RESIDENT SERVICES</p> <p>SUNRISE ACADEMY SUNRISE ACADEMY</p> <p>RESIDENT SERVICES</p> <p>URBANLEAGUE</p>	<p>501c3</p> <p>COMMUNITY PLAYGROUND</p>	<p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES, BUILDERS SQUARE, ARCHITECTS</p>

THORNWOOD COMMONS	TEEN/AFTER SCHOOL PROGRAM	FRANKLINTON YOUTH INVOLVED	RESIDENT COUNCIL	RESIDENT SERVICES

CONTINUOUS ACTIVITIES

- Newsletters containing information regarding job information, job fair, job preparation, job education, worksource, health, education, grants, scholarships, childcare, and community

APPENDIX I

**PERFORMANCE AND EVALUATION REPORT CAPITAL
FUND PROGRAM**

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) Part I Summary

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

CFP Approval # 1574067

Agency		Capital Fund Program number	CFP Approval			
Columbus Metropolitan Housing Authority, Columbus, Ohio		OH16-001-001-00	2016			
<input type="checkbox"/> Did not submit statement <input checked="" type="checkbox"/> Received for review (Agency) Performance and Evaluation Report for Program year ending: 2016		<input type="checkbox"/> Received Annual Statement (HHS or HUD) <input checked="" type="checkbox"/> Did not receive statement and Evaluation Report Title: Submitted Title:				
Line Item	Summary of Development account	Current	Previous ¹	Current	Previous ²	Expenses
1	with various funds					
2	205 - Operations-Maintenance and Rep. (Line 2)	-	-	-	-	-
3	240 - Management Improvements - Sub-Grants					
4	240 - Management Improvements - Rental Costs					
4	240 - Administration					
5	241 - Audit					
6	242 - Landlord Damages					
7	270 - Fuel and Gas					
8	240 - Land Acquisition					
9	270 - Fuel Expenses					
10	240 - Leasing Structures					
11	275 - Leasing Equipment - Non-mechanical					
12	240 - Leasing Structures					
13	275 - Leasing Equipment					
14	240 - Leasing Structures					
15	270 - Leasing - General Leasing Equipment					
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221						

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part I Summary

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

CFP Approval # 1574067

<input type="checkbox"/> Ongoing Annual Statement / Performance and Evaluation Report for Program Year Ending: 2009 <input checked="" type="checkbox"/> Revised Annual Statement / Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement / Performance and Evaluation Report <input type="checkbox"/> Title: Estimated Total		Capital Fund Program Number	CFP Approval	
Columbus Metropolitan Housing Authority, Columbus, Ohio				OH16 0001 001 01	2001	
Line Item	Summary of Development Account	Current	Revised ¹	Original	Adjusted Cost ²	Expenses
1	with Various Funds					
2	475 - Operations/Maintenance - Real Property	-	-	-	-	-
3	140 - Management/Improvements - Sub-Contracts					
4	Management/Improvements - Real Estate	-	-	-	-	-
5	140 - Administration					
6	7 - 1 - Audit	-	-	-	-	-
7	140 - Landlord Damages					
8	770 - Financial Costs	-	-	-	-	-
9	140 - Land Acquisition					
10	770 - Financing Costs	-	-	-	-	-
11	140 - Leasing Structures					
12	775 - Leasing Equipment - Non-Residential	-	-	-	-	-
13	140 - Leasing Structures					
14	775 - Leasing Equipment	-	-	-	-	-
15	140 - Leasing Structures					
16	775 - Leasing Equipment	-	-	-	-	-
17	140 - Leasing Structures					
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19	140 - Leasing Structures					
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21	140 - Leasing Structures					
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23	140 - Leasing Structures					
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25	140 - Leasing Structures					
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27	140 - Leasing Structures					
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35	140 - Leasing Structures					
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39	140 - Leasing Structures					
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41	140 - Leasing Structures					
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69	140 - Leasing Structures					
70	775 - Leasing Equipment	-	-	-	-	-
71	140 - Leasing Structures					
72	775 - Leasing Equipment	-	-	-	-	-
73	140 - Leasing Structures					
74	775 - Leasing Equipment	-	-	-	-	-
75	140 - Leasing Structures					
76	775 - Leasing Equipment	-	-	-	-	-
77	140 - Leasing Structures					
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79	140 - Leasing Structures					
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81	140 - Leasing Structures					
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83	140 - Leasing Structures					
84	775 - Leasing Equipment	-	-	-	-	-
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86	775 - Leasing Equipment	-	-	-	-	-
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88	775 - Leasing Equipment	-	-	-	-	-
89	140 - Leasing Structures					
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208	775 - Leasing Equipment	-	-	-	-	-
209	140 - Leasing Structures					
210	775 - Leasing Equipment	-	-	-	-	-
211	140 - Leasing Structures					
212	775 - Leasing Equipment	-	-	-	-	-
2						

Annual Statement of Performance and Financial Report Capital Fund Program (CFP) Part III: Implementation Schedule				1. Equipment Assets and Financial Assets Direct Public Investment			2. Other Assets
Line Item	Fiscal Year			All Capital Assets		Total	Description of Asset
	2011	2012	2013	2011	2012		
1.10.001	1.10.001			1.10.001			
By: [Signature]				By: [Signature]			
Title: [Title]				Title: [Title]			
Date: [Date]				Date: [Date]			

Annual Abstract of Performance and Research Report Coccol Pal Program (COP) Part III: Implementation Schedule						15. Equipment Budget and Total Performance Effectiveness (SEE)	16. Summary of Results
Activity	All Sub-projects (Code: 1000)			All Sub-projects (Code: 1000)			Equipment Budget (USD)
	Original	Revised	Actual	Original	Revised	Actual	
1.10.101 4- 2000-2001	4-2000			4-2000			
Signature of Principal Investigator (PI):						Signature of PI: (PI: [Name], [Institution], [Date])	
PI: [Name], [Institution], [Date]						PI: [Name], [Institution], [Date]	
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