

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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## CuyahogaMetropolitanHousingAuthority

# PublicHousingAgencyPlan

Five-YearPlanforFiscalYears2000 -2004  
AnnualPlanforFiscalYear2003

**10/15/02**

rev.2:2/6/03

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

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HUD50075  
OMBApprovalNo:2577 -0226  
Expires:03/31/2002

## PHA Plan Agency Identification

**PHAName:** Cuyahoga Metropolitan Housing Authority

**PHANumber:** OH12P-003

**PHAFiscalYearBeginning:** 1/2003

### Public Access to Information

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

- Main administrative office of the PHA  
1441 West 25<sup>th</sup> Street  
Cleveland, Ohio 44113  
Contact: Scott Pollock (216 -348-5911)
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website: [www.cmha.net](http://www.cmha.net)
- Other (list below): Progressive Action Council (PAC) office

PHA Plan Supporting Documents are available for inspection at:

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

**FIVE-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
[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:

To provide quality affordable housing to eligible low -income residents of Cuyahoga County and to establish the community partnerships necessary for CMHA residents to achieve personal goals related to: literacy and education; health and wellness; and job training and employment leading to economic self sufficiency, and home ownership. We strive to support this mission by ensuring integrity in our operational and financial management while providing:

- **Good, stable housing** through diligent upkeep, preventative maintenance and substantial modernization of public housing properties, new development, and high utilization of Section 8 vouchers as well as recruiting of good private landlords;
- **Safe environment** where residents live and employees work;
- **Social services** delivered directly and through community partners intended to empower residents and to improve their quality of life; and
- **Human resource training and staff development** to enable employees to be highly productive, efficient, and both results and customer service oriented.

## **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 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:  
Maximum number based on availability of funding and units within the private rental market
  - Reduce public housing vacancies:  
Implement a plan to reduce vacancy rate, adjusted for modernization, to 8% in 2000 and 2001, 7% in 2002, 4% in 2003, and then maintaining a 3% vacancy rate, adjusted for modernization, in 2004 and beyond.
  - Leverage private or other public funds to create additional housing opportunities:  
Initial Tax Credit Development Projects submission in 2001  
Initial Tax Credit Project Completion within 2 years of award  
Continuing sponsorship/intermediary for project based affordable housing development and preservation
  - Acquire or build units or developments:  
Implement replacement housing component of HOPE VI based upon the Revitalization Plans for Carver Park and Riverview during 2002 -2004  
Develop replacement housing pursuant to the revised Revitalization Plan for King Kennedy North during 2002 -2006
  - Other:  
HOPE VI applications submission in 2001  
Achieve/maintain 98% Section 8 program lease -up rate in years 2000-2004  
Landlord outreach to support deconcentration of tenant based voucher program
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management:  
Maintain standard performance level and improve scores as measured by PHAS indicators

- Improve voucher management:  
Maintain high performer levels as measured by SEMAP scoring
- Increase customer satisfaction:  
Maintain standard performance level and improve scores on PHAS Resident Satisfaction indicator
- Concentrate on efforts to improve specific management functions:  
Address all PHAS/SEMAP deficient indicators within one year or in accordance to a timeline specified in a corrective action plan
- Renovate or modernize public housing units:  
Revitalization of public housing stock completed for (3) existing HOPEVI projects by 2004  
Evaluate housing stock as part of Asset Management study in 2001
- Demolish or dispose of obsolete public housing:  
Timely completion of four planned demolition projects  
Housing Stock Conversion Assessment in 2001
- Provide replacement public housing:  
Tax credit development and home ownership initiatives during years 2001 -2004  
Implement a project based voucher program by 2002
- Provide replacement vouchers:  
Continue to effectively administer replacement housing and HUD enforcement action voucher program
- Other: (list below)

PHA Goal: Increase assisted housing choices  
Objectives:

- Provide voucher mobility counseling:  
Apply for mobility vouchers, if offered
- Conduct outreach effort to potential voucher landlords  
Expand the Section 8 marketing plan in 2002  
Implement and upgrade interactive landlord/unit database website 2000-2004
- Increase voucher payment standards  
Conduct annual assessment and revision sine each year 2001 -2004  
Annual reporting of payment standards and rent burden beginning in 2000
- Implement voucher home ownership program:  
Feasibility study in 2001  
Implement a Section 8 home ownership program no later than 2002
- Implement public housing or other home ownership programs:  
Implement a public housing scattered site home ownership program no later than 2002

- Implement public housing site -based waiting lists:  
Complete plan in 2000 and implement in 2001
- Convert public housing to vouchers:  
Complete Housing Conversion Assessment (Section 22&33) by 10/2001, and implement results as required
- Other:  
Develop plans for replacement of housing demolition in accordance with CMHA "hard replacement" policy

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:  
Establish goal setting and annual performance measurements system in accordance with HUD Final Rule implementation in 2001 -2004
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:  
Provide assessment, incentive awareness and referral services to under/unemployed new admissions
  - Implement public housing security improvements:  
Comprehensive security improvement study and plan by 2000  
Plan implementation and performance measurements system during 2001-2004
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
Designate housing study and plan during 2000  
Plan approval and implementation during 2001
  - Other:  
Implement measures to deconcentrate poverty through prioritized focus on the lowest income developments by increasing average household incomes of existing families (2 sites per year)

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

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

- Increase the number and percentage of employed persons in assisted families:  
Working family preference and ceiling rent incentives by 2000  
Meet Section 3 program resident opportunity goals during 2000-2004
- Provide or attract supportive services to improve assistance recipients' employability:  
Maintain and strengthen existing supportive service relationships  
Effective implementation of public housing Self Sufficiency and Jobs Plus Programs during 2000 -2001
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
Assess comprehensiveness and resident satisfaction with existing supportive services network during 2000  
Enter into agreements to fill identified service gaps during 2001 -2004  
Implement the Riverview Manors supportive housing program and increase program usage during 2001 -2004
- Other: (list below)  
Maximize enrollment in Section 8 FSSP program

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:  
Maintain existing relationships and encourage coordination of fair housing and equal opportunity agencies  
Develop plan and implement actions to address impediments to fair housing findings during 2000 -2004 (see Attachment J)
  - 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:  
Develop suitable living environment plans for each development  
Implement plans and measure performance 2001
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:  
Perform ADA assessment to quantify and qualify accessible housing stock supply within the Authority during 2001  
Analyze wait list to quantify and qualify accessible housing stock demand during 2001, and identify resources to fill demand

Maintain on -going program and progress reporting 2002 -2004  
Other:(listbelow)

**Other PHA Goals and Objectives:(listbelow)**

**AnnualPHAPlan**  
**PHAFiscalYear2003**  
[24CFRPart903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This Executive Summary contains a brief overview of the information that the Cuyahoga Metropolitan Housing Authority (CMHA) is submitting in the Public Housing Agency Plan (PHA Plan) for FY2003, and relates the Annual PHA Plan programs and activities to CMHA's mission and goals as described in the Five -year Plan. This PHA Plan was prepared in collaboration with a Resident Advisory Board comprised of Public Housing and Section 8 program participants. Their participation and comments are documented in Attachment G. A draft of this PHA Plan was made available for public comment, and notice of a Public Hearing was published on August 4, 2002. The Public Hearing was conducted on September 19, 2002 by the Board of Commissioners to obtain comments, which are documented with a response in Attachment I. The final FY2003 PHA Plan was adopted by the CMHA Board of Commissioners on October 2, 2002.

CMHA is one of the largest public housing authorities in the country, and serves the housing needs of low -income families in Cuyahoga County of Ohio. CMHA is considered a standard -performing housing authority for the 10,807 units of public housing that it owns and manages, and a high -performing housing authority for over 11,800 units of Section 8 tenant -based assistance that it administers. In accordance with HUD guidelines, this document provides a response for all of the sections included in a PHA Plan submission, as specified in the Table of Contents, and includes several attachments with supplemental information.

The *Housing Needs* analysis in conjunction with the provisions set out in the Quality Housing and Work Responsibility Act (QHWRA) help establish the basis for the PHA Plan. The needs analysis relied heavily on the Consolidated Plans submitted by entitlement cities within our jurisdiction, which can be briefly summarized as follows.

Although Cuyahoga County consists of 38 cities, 19 villages, and 2 townships, planning in Cuyahoga County is unique in that a housing consortium (Cuyahoga Urban County) comprised of 46 of these communities have joined forces in analyzing their housing needs to be combined into one Consolidated Plan, which also includes information for the entitlement cities of Cleveland Heights, Euclid, Lakewood, and Parma. The City of Cleveland and the City of East Cleveland prepare individual plans and are not part of the consortium.

As indicated in the Housing Needs tables in Section 1A of the Annual Plan, renters with incomes less than 30% of the area median income (AMI) have a great cost burden in regard to housing affordability in Cleveland, East Cleveland and the Cuyahoga Urban County. In Cleveland, 73% of renters earning less than 30% AMI pay more than 30% of income for rent and utilities. In East Cleveland, 83% of renters earning less than 30% AMI pay more than 30% income for rent and utilities. In the Cuyahoga Urban County, which comprises most of the suburban population, 78% of its renters earning less than 30% AMI pay more than 30% of income for rent and utilities.

The supply and quality of units available to lower-income renters is also a serious concern. Cuyahoga County's housing stock, particularly those units within the central city and the inner-ring suburbs, is aging and the quality of rental housing is often poor. The housing needs study also indicates that the supply and quality of rental housing for families with disabilities is limited, and that there is a need for assisted and supportive services rental units for elderly families.

As of July 2002, the Section 8 waiting list had 8,500 households, which should be sufficient to carry the program through 2003 without opening the waiting list. The Public Housing waiting list is not closed and consisted of 6,771 families as of August 1, 2002. Of these families, 82% were extremely low income (less than 30% of AMI), 42% have children, 21% have disabilities, and 3% are elderly.

*Financial Resources* of approximately \$292.5 million will be available to CMHA in FY2003 to operate and/or administer a variety of low-income housing programs. Based upon FY2002 funding levels, CMHA anticipates receiving funding or funding commitments of about \$150 million from HUD during FY2003. Of that amount, \$65 million will be for direct housing assistance payments to Section 8 landlords, and about \$49 million is estimated as subsidy to support the management and maintenance operations of the public housing program. Over \$29 million is anticipated to be awarded for public housing capital improvements through the Capital Fund Program (CFP) in addition to \$3.5 million from the Replacement Housing Fund (RHF).

Unobligated balances from prior year grants amount to \$122 million. Many of these grant awards from HUD, such as HOPE VI, CFP, RHF, and PHDEP, have multi-year obligation and expenditure periods, so only a portion of this amount will be used during 2003.

Another \$20 million of funding from other sources is also expected, of which \$11.2 million is anticipated as rental income from residents. The Section 8 program will generate \$6.7 million in administrative fees, most of which is used for the administration of the Section 8 program. CMHA manages three Section 8 New Construction properties that will generate \$1.5 million in revenues other than subsidy, and CMHA anticipates interest income of \$356,000 in 2003.

***Policies on Eligibility, Selection and Admissions*** are summarized in Section 3 of the Annual Plan. Based upon the requirements of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, CMHA adopted a new Admissions and Continued Occupancy Policy (ACOP) and revised Dwelling Lease for 2001. For 2003, CMHA is considering policy changes to the eligibility, waiting list organization, assignment, and admissions preferences components of this section. CMHA will reduce the proposed number of site-based waiting lists from 29 to the three HOPE VI sites of Lakeview, Riverview and Carver Park by removing the 26 highrise properties. CMHA also plans on changing the admissions preferences by removing the standard housing preference, and changing the priority of the remaining six preferences from all being equal to a weighted system based on their ranking. CMHA plans on continuing to meet the QHWRA income targeting requirements of ensuring that 40% of new public housing occupancy and 75% of Section 8 new admissions will be given to families with incomes at or below 30% of the average median income.

The CMHA Section 8 program continues to grow and has attained its highest level of occupancy at over 11,800 families and highest utilization rate of 99.6%. CMHA anticipates increased growth in the voucher program during 2003 as a result of applying for an additional 1070 vouchers during 2002. The Section 8 program has admissions preferences for special needs families referred by the Gateway program, and certain under-housed or disabled families in the Moderate Rehabilitation program.

***Rent Determination Policies*** for the Public Housing and Section 8 program were revised to meet the requirements of QHWRA in 2001 as part of the new ACOP and revised Section 8 Administrative Plan. No rent determination policy changes to these documents are planned for 2003. The public housing program will maintain its minimum rent policy at \$25 per month with the "hardship" conditions prescribed by QHWRA while the Section 8 program will maintain its \$0 minimum rent policy. Although CMHA adopted the new flat rent structure for public housing as of June 2002, ceiling rents will continue to be used in 2003 while transitioning completely to flat rents. CMHA has implemented the mandatory exclusions from adjusted income determination for employment and increases in earned income.

***Operations and Management Policies*** for the Public Housing program continue to be reviewed and revised. The Section 8 program Administrative Plan is revised and updated annually to reflect continuing programmatic changes from HUD. With more than 7,600 families in the Public Housing program and over 11,800 families in the Section 8 program, considerable focus will continue to be placed on improved customer

satisfaction, and filling the expected 2,100 units that will become available as a result of program turnover from both the Section 8 and Public Housing programs.

**Grievance Procedures** for the public housing and Section 8 programs are available as supporting documents to the PHA Plan. The Public Housing grievance procedure is part of the ACOP, and the Section 8 grievance procedure is contained in its Administrative Plan.

The **Capital Improvement Needs** section provides the annual and five-year modernization plans for maintaining and improving CMHA's public housing stock. Due to fiscal year timing differences, CMHA will be funding most of its capital improvement activities during 2003 with FY2002 and prior year Capital Fund Program funds. Although Congress might not provide the same level of funding, the FY2003 annual and five-year plans are based on the FY2002 grant amounts. The needs and priorities for these plans were developed through input from residents and management, and were based on prior capital needs studies and maintenance inspections.

Approximately \$40 million of un-obligated HOPE VI revitalization funds remain for Carver Park and the Riverview/Lakeview estates, and CMHA anticipates moving ahead with the Revitalization Plan activities for these two projects, which include demolition, new replacement housing on and off site, and homeownership opportunities. CMHA will submit an application for an additional HOPE VI revitalization grant in 2002 for Valleyview, and will re-apply in 2003 if it is not funded. If it is funded, CMHA will consider a 2003 HOPE VI application for Garden Valley.

HUD has approved **Demolition and Disposition** applications for Carver Park (610 units), Outhwaite (102 units), and King Kennedy North (all 270 family units), and CMHA anticipates the demolition of most of these units by the end of 2003. In addition to an approved Disposition Plan for Carver Park that conveyed vacant land to the Friendly Inn for a new community center, CMHA is considering development proposals that might require the disposition of vacant land at Woodland -East 51<sup>st</sup> and Superior -East 89<sup>th</sup>. To date, CMHA has demolished 142 units at Carver Park and 6 units at Harvard -East 113<sup>th</sup>.

**Designation of Housing** for the elderly at fourteen CMHA high rise properties was approved by HUD in 2001. CMHA will continue with the implementation of this Plan during 2003 with some proposed revisions that will reduce the number of designated units from 2499 to 2410 by removing Springbrook (183 units) and adding LaRonde (55 units) and a Carver Park off-site replacement project in Mt. Pleasant (39 units). Through this designation, new admissions or transfers to these estates will be prioritized for the Elderly (age 62+) and Near -Elderly (age 50 -61). From January 2001 through June 2002, the elderly and near -elderly population in these buildings has increased from 81% to 88%.

The **Conversion of Public Housing** requirement for mandatory conversions still does not apply to any CMHA estate. The Required Initial Assessments for voluntary conversions were completed by October 1, 2001 for the applicable estates, and CMHA determined that none of the covered estates are appropriate for conversion.

Under *Homeownership*, CMHA has been operating the Turnkey III Homeownership program since 1971, and of the 385 original units, 45 homes remain unsold as of June 2002. To help address a housing need identified in our housing needs analysis, CMHA plans on implementing a Section 8 homeownership program in the Fall of 2002, and is developing a 5(h) -type homeownership program for public housing scattered site units that will be submitted to HUD for implementation during 2003.

*Community Service Programs* are an integral part of CMHA's efforts to empower its residents to attain and sustain self-sufficiency while living in healthy communities. Programs are designed to provide residents with access to supportive services and resources needed to develop and maintain lifestyles that are economically secure. Programs range from home day care for children to supportive housing for seniors and disabled. Working with diverse community resources, job training/placement, family and children services, educational enrichment, recreation, crime prevention, and substance abuse support are among the many services to residents. The primary goal is to support families making the transition from welfare to work and assist others to maintain healthy lifestyles.

The full range of programming available to CMHA residents is listed in the services and program table of this section. To enhance CMHA's delivery of supportive service and self-sufficiency programs, a Memorandum of Agreement (MOA) is being secured with the Cuyahoga Department of Health and Human Services, which oversees the departments of Work and Training, Senior and Adult Services, Children and Family Services, and Health and Nutrition.

CMHA has complied with the QHWRA requirement concerning income changes for welfare recipients through modification of its income definition in the Admissions and Continued Occupancy Plan (ACOP) and Section 8 Administrative Plan. The relevant sections have been modified to exclude the decreasing of tenant payments as a result of welfare fraud, and failure to comply with participation requirement of a self-sufficiency program. Another QHWRA provision that has been implemented is the community service requirement, which requires most non-working adult residents of public housing to perform at least 8 hours/month of community service (refer to Attachment C), but was modified by Congress in 2001 to only be applicable at HOPE VI developments.

*Crime and Safety* is a key component of CMHA's housing strategy. CMHA is one of only 11 housing authorities in the country with its own police force. The CMHA Police Department was fully accredited in March 1998, and was re-accredited in 2001. The CMHA Police Department participates in law enforcement, prevention and intervention programming. Divisions of operation include Narcotics, Swat Unit, Forfeiture, Property Unit, K-9 unit, Community Policing, Youth Gang/Juvenile unit, Patrol divisions, Internal Affairs and Safety Management. The operating protocol has been developed between the City of Cleveland Police Department and CMHA Police Department. The city provides baseline services to CMHA communities.

Beginning in 2003, CMHA will have to find an alternative way of funding about \$2.7 million of PHDEP-funded activities, since HUD has terminated this program.

PHDEP funding during the 1990s resulted in a better living environment for CMHA residents through a variety of crime and safety programs that have resulted in a marked decrease in calls to police since the early 1990s. Drug activity continues to be a serious problem to the community, so CMHA will continue to focus on ongoing security measures to decrease drug activities, such as surveillance management (slow scan camera system), community police units, mini stations, the Police Activity League and resident Safety Committees and social services referrals. CMHA has also partnered with many community resources to provide prevention and intervention programs for residents.

CMHA amended its **Pet Ownership** policy in 2001 to include family properties in accordance with a QHWRRA requirement and HUD's Final Rule, and in 2002, added a provision that allows dogs and cats within the established size limitations at single-family scattered site housing units. CMHA's Pet Policy is included in the ACOP, and is summarized in attachment K.

**Civil Rights Certification** is included with CMHA Plan Certifications.

The **Annual Audit** of CMHA for the period ended December 31, 2001 was completed in June 2002 and submitted to the local HUD Office. CMHA received an unqualified opinion on the 2001 financial statements with no audit findings for the second straight year after not receiving an unqualified opinion on both its balance and income statement since 1995. The Audit report is available for review as supporting documentation to this PHA Plan.

**Asset Management** is a key component to CMHA's planning efforts. In the 2003 PHA Plan, CMHA is providing Asset Management tables that summarize the various types of activities and strategies that are being undertaken to better manage each estate. These tables refer to actions being undertaken through the Capital Fund Program, Development, Demolition/disposition, Designated housing, Conversion, and Homeownership activities. In addition, CMHA has initiated a comprehensive annual Operating Fund budget process that is based upon these factors as well as an analysis of maintenance and management activities as measured by PHAS.

**Other Information** contained in the Agency Plan includes our confirmation to Resident Advisory Board participation; Certifications of Consistency with the Consolidated Plans of the Cuyahoga Urban County, City of Cleveland, and the City of East Cleveland; and a brief summary of the progress in meeting the goals and objectives of the 5-Year Plan.

The **Definition of Substantial Deviation and Significant Amendment** section was added to the PHA Plan in 2001 and defines what significant amendments or deviations to the Plan would require resubmission of the Plan.

## **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:

- A: Admissions Policy for Deconcentration
- B: FY2003 Capital Fund Program Annual Statement (oh003b01&oh003c01)
- C: Implementation of Public Housing Resident Community Service Requirements
- F: Voluntary Conversion Initial Assessments
- K: Pet Policy
- L: Progress Statement of Goals and Objectives
- M: Resident Membership of the PHA Governing Board
- N: Membership of the Resident Advisory Board
- O: Section 8 Project -Based Vouchers
- P: Section 8 Homeownership Program
  
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

### Optional Attachments:

- D: PHA Management Organizational Chart
- E: FY2003 Capital Fund Program 5 Year Action Plan (oh003e01)
- G: Comments of Resident Advisory Board or Boards (oh003g01)
  
- Other (List below, providing each attachment name)
  - H: Asset Management tables (oh003h01)
  - I: Public Comments and Response (oh003i01)
  - J: Impediments to Fair Housing Strategy

## Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Attachment J	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction)	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and Continued Occupancy Policy (ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act</i> initial <i>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 type="checkbox"/> check here if included in the public housing A&O Policy (PHA will use ceiling rents as flat rents)	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A&O Policy	
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
Attachment B	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
*N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attachment E	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan : Homeownership
	Policies governing any Section 8 Homeownership program <input 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
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
X	Voluntary Conversion Initial Assessment documentation	Annual Plan: Conversion of Public Housing
*N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(see below)
X	Public Housing Assessment System (PHAS) Resident Assessment Indicator Follow-up Plan	
X	Improvement Plan for Vacancy rate and Unit Turnaround Time reduction	
X	Public Housing Affirmative Marketing Plan	
X	CMHA Replacement Housing Policy	

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

# 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

Cuyahoga County Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	46,957						
Income > 30% but ≤ 50% of AMI	21,223	Housing needs of Cuyahoga County are categorized and quantified within Consolidated Planning Jurisdictions. See tables that follow.					
Income > 50% but < 80% of AMI	14,417						
Elderly	24,899						
Families with Disabilities	N/A						
White	45,199						
Black	36,979						
Hispanic	2,839						
Other races	1,439						

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: 1990
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:

Othersources:(listandindicateyearofinformation)

<b>ClevelandHousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford- - ability	Supply	Quality	Access- - ibility	Size	Loca-tion
Income<=30% ofAMI	33,845	5	5	4	2	3	2
Income>30%but <=50%ofAMI	9,377	4	4	3	2	3	2
Income>50%but <80%ofAMI	3,865	3	3	2	2	3	2
Elderly	9,643	3	2	3	3	1	2
Familieswith Disabilities	N/A	N/A	4	4	4	2	4
White	17,878	3	3	3	2	3	2
Black	27,146	4	4	4	2	3	2
Hispanic	2,464	4	4	4	2	3	2
OtherRaces	647	4	4	4	2	3	2

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat  
apply;allmaterialsmustbemadeavailableforpublicinspe ction.)

- ConsolidatedPlanoftheJurisdiction/s  
Indicateyear:2000
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)  
dataset:1990
- AmericanHousingSurveydata  
Indicateyear:
- Otherhousingmarketstudy  
Indicateyear:
- Othersources:(listandindicateyearofinformation)

<b>Cuyahoga Consortium Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	6,766	4	4	3	2	2	2
Income > 30% but ≤ 50% of AMI	7,361	3	3	3	2	3	2
Income > 50% but < 80% of AMI	12,833	2	2	3	2	4	2
Elderly	11,287	2	3	3	2	1	2
Families with Disabilities	N/A	2	4	3	4	1	3
White	72%	2	2	3	2	2	2
Black	26%	2	2	3	2	2	2
Other races	2%	2	2	3	2	2	2

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

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

East Cleveland Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,660	4	2	4	1	2	2
Income > 30% but <= 50% of AMI	1,107	4	2	4	1	2	2
Income > 50% but < 80% of AMI	425	3	2	4	1	2	2
Elderly	679	3	3	3	1	1	2
Families with Disabilities	N/A	2	4	3	3	1	2
White	226	3	2	4	N/A	2	2
Black	3,922	3	2	4	N/A	2	2
Hispanic	25	3	2	4	N/A	2	2
Race/Other	31	3	2	4	N/A	2	2

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1998
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")  
dataset: 1990
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

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

Housing Needsof FamiliesontheWaitingList (Analysis based on July 2002 Wait List -run 7/16)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant -based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7,883		900
Extremely low income <= 30% AMI	6,307	80%	
Very low income (> 30% but <= 50% AMI)	1,419	18%	
Low income (> 50% but < 80% AMI)	157	2%	
Families with children	5,282	67%	
Elderly families	267	3%	
Families with Disabilities	1,051	13%	
Black	7,005	89%	
White	551	7%	
Other	293	4%	
Characteristics by Bedroom Size (Public Housing Only)	Not Applicable for Section 8 Programs		
1BR			
2BR			
3BR			
4BR			

Housing Needs of Families on the Waiting List (Analysis based on July 2002 Wait List -run 7/16)			
5BR			
6+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 3 (since 7/01) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes Supportive Service Referrals			

Housing Needs of Families on the Waiting List Analysis based on 8/1/2002 Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> <b>Public Housing</b> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,771		1,100
Extremely low income <= 30% AMI	5,532	82%	
Very low income (>30% but <= 50% AMI)	1,104	16%	
Low income (>50% but <80% AMI)	135	2%	
Families with children	2,829	42%	
Elderly families	190	3%	
Families with Disabilities	1,423	21%	
White	695	10.3%	
Black	5,642	83.3%	
Native American, Alaskan	29	.4%	

<b>Housing Needs of Families on the Waiting List</b>			
Analysis based on 8/1/2002 Waiting List			
Asian/Pacific Islander	384	5.7%	
Other/Unknown	21	.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3,799	56.1%	507
2BR	1,835	27.1%	340
3BR	983	14.5%	227
4BR	118	1.7%	21
5BR	31	0.5%	4
6+BR	5	0.1%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

***Need: Shortage of affordable housing for all eligible populations***

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (if funding becomes available)

- Maintain or increase section 8 lease -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 (i.e., 40% of admissions to families at or below 30%)
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance (i.e., ensure adherence to requirement of targeting 75% of new admissions to families at or below 30%)
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other:(listbelow)

***Need:SpecificFamilyTypes:TheElderly***

**Strategy1: Targetavailableassista nctotheelderly:**

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow )

***Need:SpecificFamilyTypes:FamilieswithDisabilities***

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

***Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs***

**Strategy1:Increaseawarenessof PHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)  
Underthe *Banksv.Perk* ConsentOrderfiledin1983,CMHAsubmitted anaffirmativemarketingplantoencourageandpromoteintegrationof CMHA'snewandoldhousingunits.

**Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing**

Selectallth atapply

- 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:  
Partnerships with fair housing advocates to assist in affirmatively furthering fair housing.

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2.StatementofFinancialResources**

[24CFRPart903.79(b)]

Listthefinancialresourceshatareanticipatedtobeavailabletothe PHAforthesupportofFederalpublic housingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlanyear. Note:thetableassumesFederalpublichousingortenantbasedSection8assistancegrantfundsare expendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forotherfunds,indicate theuseforthosefundsasoneofthefollowingcategories:publichousingoperations,publichousingcapital improvements,publichousingsafety/security, publichousingsupportiveservices,Section8tenant -based assistance,Section8supportiveservicesorother.

<b>FinancialResources: PlannedSourcesandUses(Estimated)</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2003grants)</b>		
a) PublicHousingOperatingFund	49,000,000	
b) PublicHousingCapitalFund	29,000,000	
c) HOPEVIRevitalization	0	
d) HOPEVIDemolition	0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	65,000,000	
f) PublicHousingDrugElimination Program(includinganyTechn ical Assistancefunds)	0	
g) ResidentOpportunityandSelf - SufficiencyGrants	250,000	
h) CommunityDevelopmentBlock Grant	0	
i) HOME	0	
OtherFederalGrants(listbelow)		
ReplacementHousingFund	3,500,000	
Section8NewConstructionHAP	3,000,000	
HomeownershipTurnkeyIII	330,000	
Total2003Grants	150,080,000	
<b>2.PriorYearFederalGrants (unobligatedfundsonly)(list below)</b>		
PublicHousingCapitalFund	70,754,170	CapitalandManagement Improvements(including Policeandsafety)
ReplacementHousingFund	6,727,644	Replacementhousing
HOPEVIRevitalization	39,539,175	Capitalimprovements, supportiveservices,and neighborhoodrevitalization

<b>Financial Resources: Planned Sources and Uses (Estimated)</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
HOPEVIDemolition	1,863,420	Demolition of public housing
Public Housing Drug Elimination Program (PHDEP)	2,922,296	Supportive services, Police and Safety
HUD Service Coordinators Grant (ROSS)	376,419	Services for Elderly and Disabled
Tenant Opportunities and Technical Assistance	18,165	Supportive services
Total Prior -year Grants	122,201,289	
<b>3. Public Housing Dwelling Rental Income</b>		
Public Housing Dwelling Income	11,200,000	Public Housing operations
Homeownership Turnkey III rental income	100,000	Homeownership program operations
<b>4. Other income (list below)</b>		
Section 8 Administrative Fees	6,700,000	Section 8 program administration
Section 8 New Construction revenue	1,500,000	Housing operations
<b>5. Non -federal sources (list below)</b>		
Interest	356,000	Housing operations
Miscellaneous	385,000	Housing operations
<b>Total Resources</b>	<b>292,522,289</b>	

Please Note:

- (1) All Federal Grants for FY2003 are estimated based upon FY2002 levels.
- (2) Grant amounts indicate unobligated balances and will not all be spent in FY2003 since HUD allows multi -year periods for obligation and expenditure as follows:
  - a. Capital Fund Program – 2 years to obligate & 3 years to expend
  - b. Replacement Housing Fund – 4 years to obligate & 5 years to expend
  - c. Drug Elimination (PHDEP) – 1 year to obligate & 2 years to expend
  - d. HOPEVIDemolition – 1 year to obligate & 2 years to expend
  - e. HOPEVI Revitalization – multiple years as established in Revitalization Plan agreements with HUD

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

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

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

- When families are within a certain number of being offered a unit:(100 -200 depending on the bedroom size)
- When families are within a certain time of being offered a unit:(state time)
- Other:(describe)

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

- Criminal or Drug -related activity
- Rental history
- Housekeeping
- Other:Sex -offender registration

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

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

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

##### **(2)WaitingList 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(Oakwood Village)
- Site-based waiting lists(3HOPEVI sites, including both the off and on site development at Carver Park and Riverview)
- Other(describe)

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

- CMHA Administrative Office Annex on 2711 Church Street
- CMHA development site management offices(for 3HOPEVI sites)
- Other(list below)  
Carl B.Stokes Social Services Mall at 6001 Woodland Avenue

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?

Three (3) HOPEVI sites: Lakeview Terrace, and both the on and offsite development at Carver Park and Riverview.

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? 0

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists? As many as desired (no set limit)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- CMHA Administrative Office Annex on 2711 Church Street
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One to bottom of list
- Two
- Three

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

Site-based Waiting Lists will offer one choice before removing from list.

### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of a physical 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):  
Successful completion of a substance abuse treatment program

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.

Date and Time: Tiebreaker

Former Federal preferences:

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

Other preferences (select all that apply)

- 4  Working families and those unable to work because of age or disability
- 6  Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 5  Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- 1  Other preference(s):  
Successful completion of a substance abuse treatment program

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation	Deconcentration Policy
Woodhill Homes	468	Under 85% of average income	1) Assist current residents in achieving economic self-sufficiency and higher incomes 2) Skip families on waiting list
Garden Valley	573	Under 85% of average income	1) Assist current residents in achieving economic self-sufficiency and higher incomes 2) Skip families on waiting list
Riverside Park	410	Over 115% of average income	None – the average income is and will remain below 30% of AMI
Carver Park	462	Over 115% of average income	None – the average income is and will remain below 30% of AMI

## B. Section 8

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

### (1) Eligibility

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

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

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

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

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 kind of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity  
 Other (describe below)  
If requested, the address of the participant and the names and addresses of the current and previous owners, if known.

### (2) Waiting List Organization

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

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

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

- PHA main administrative office  
 Other (list below)

Only when the waiting list is open may an interested person apply. Selection for the waiting list is made through a lottery process. A public notice advises of the opening of the waiting list.

### **(3) Search Time**

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

If yes, state circumstances below:

Due to the tight housing rental market and the demand for 3 and 4 bedroom units, applicants are given the entire 120 days to search for a unit.

### **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- (1) Families participating in the Moderate Rehabilitation program whom must relocate because the family is underhoused or has a disabled member and there are no Moderate Rehabilitation units in the appropriate size or type.
- (2) Referrals from the Gateway program for special needs families.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
  - Veterans and veterans' families
  - Residents who live and/or work in your jurisdiction
  - Those enrolled currently in educational, training, or upward mobility programs
  - Household that contribute to meeting income goals (broad range of incomes)
  - Household that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - Victims of reprisal or hate crimes
  - Other preference(s) (list below):
- (1) Moderate Rehabilitation families (referred to above)
  - (2) Referrals from Gateway program for special needs families

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 programs to the public?

- Through published notices
- Other (list below)  
Through relationships with social service agencies serving the special purpose populations

## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

#### **(1)IncomeBasedRentPolicies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of a djusted 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 exclusion 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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service

- The "rental value" of the unit
- Other (list below)

f. Rentre -determinations:

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

- Never earned income
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount (\$2500)
- Other (list below)  
Anytime there is a change in family composition

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant -Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies .

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

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

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

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

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

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

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)  
Deconcentration opportunities

## **(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 included as Attachment D

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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	7,608 families	1,150
Section 8 Vouchers	11,800 units	856
Section 8 Mod Rehab	570 units	20
Special Purpose Section 8 Vouchers (list individually)	700 – Welfare to Work 200 – Disabled Funding 200 – Family Unification 31 – VASH	60 20 20 3
Public Housing Drug Elimination Program (PHDEP)	8,948 units	N/A
Other Federal Programs:		
Family Self Sufficiency	182 families	100
Economic Development and Self Sufficiency (EDSS)	61 families	N/A
Youth & Violence Prevention	8,948 units	N/A
Transitional Families	135 families	50
Turnkey 3	45 units	5
Section 8 New Construction	554 families	60

### **C.ManagementandMaintenancePolicies**

ListthePHA'spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency'srules,standards,andpoliciesthatgovernmaintenance andmanagementofpublic housing,includinadescriptionofany measuresnecessaryforthe preventionoreradicationofpest infestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

AdmissionsandContinuedOccupancyPlan

RentCollectionProcedures

MaintenancePlan

(2) Section8Management:(listbelow)

Section8AdministrativePlan

## **6.PHAGrievanceProcedures**

[24CFRPart903.79(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 procedure in addition to federal requirements found at 24CFR 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)

- CMHA Main Administrative Office: 1441 West 25<sup>th</sup> Street  
 PHA development management offices  
 Other: (list below)  
CMHA Administrative Office Annex: 2711 Church Street

### **B. Section 8 Tenant -Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list 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)

Section 8:

CMHA Section 8 Dept  
2711 Church Street  
Cleveland OH 44113

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

#### **(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment E

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 HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

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

1. Development name : **King -Kennedy/Outhwaite**

2. Development (project) number: OH318&OH303

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

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan substantially completed

1. Development name : **Carver Park**

2. Development (project) number: OH307

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

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

1. Development name : **Riverview/Lakeview**

2. Development (project): OH378&OH316

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

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

1. Development name : **Valleyview** (if 2002 application approved)

2. Development (project): OH301

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

- Revitalization Plan under development
- Revitalization Plans 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 HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

Valleyview (OH301), if not funded in 2002  
Garden Valley (OH313)

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:

Riverview – after selection of developer, develop mixed finance proposal for first phase of site development and submit tax credit application.  
Carver Park – develop mixed finance proposal and submit financing proposal for off -site replacement housing.

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:

King Kennedy North – selected developer to complete design and initiate on -site development activities.

## 8.D 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.) *Unit information is in Asset Management Table, other information provided below.*

Demolition/Disposition Activity Description	
1a. Development name:	Outhwaite
1b. Development (project) number:	OH303&315
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(02/24/97)
5. Number of units affected:	102
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: 10/2002 b. Projected end date of activity: 6/2003

Demolition/Disposition Activity Description	
1a. Development name:	Carver Park
1b. Development (project) number:	OH307
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(10/7/97&amp;4/6/01)</u>
5. Number of units affected: 38 remaining in phase 1 and 227 in phase 2 (total of 610 with 142 previously demolished)
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: 1/2003 b. Projected end date of activity: 12/2003

<b>Demolition/Disposition Activity Description</b>
1a. Development name: King Kennedy North (family & high rise) 1b. Development (project) number: OH326
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(08/28/98)</u>
5. Number of units affected: 270 (family)
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: 9/2002 b. Projected end date of activity: 6/2003

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Outhwaite 1b. Development (project) number: OH303&315
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>(4/30/2003)</u>
5. Number of units affected: None (vacant land at corner of E. 55 <sup>th</sup> and Woodland)
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: 1/2003 b. Projected end date of activity: 12/2003

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carver Park 1b. Development (project) number: OH307
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (09/20/01)
5. Number of units affected: None (vacant land for Community Center)
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: 7/2001 b. Projected end date of activity: 12/2003

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Superior Terrace 1b. Development (project) number: OH376
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: (6/30/2003)
5. Number of units affected: None (vacant land on Superior Ave.)
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: 1/2003 b. Projected end date of activity: 12/2003

<b>Demolition/DispositionActivityDescription</b>	
1a. Development name: Valleyview	
1b. Development (project) number: OH301	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> If 2002 HOPE VI application is not funded.	
4. Date application approved, submitted, or planned for submission: (06/30/03)	
5. Number of units affected: 243	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 1/2003 b. Projected end date of activity: 12/2003	

**9.DesignationofPublicHousingforOccupancybyElderlyFamiliesor FamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities**

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenottorequiredtocompletethissection.

1.  Yes  No: HasthePHAdesignatedorappliedforapprovaltodesignateor doesthePHAplant oapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities,orbyelderlyfamiliesandfamilieswithdisabilitiesor willapplyfordesignationforoccupancybyonlyelderlyfamiliesor onlyfam ilieswithdisabilities,orbyelderlyfamiliesandfamilies withdisabilitiesasprovidedbysection7oftheU.S.HousingAct of1937(42U.S.C.1437e)intheupcomingfiscalyear? (If“No”, skiptocomponent10.If“yes”,completeoneactivitydescri ption foreachdevelopment,unlessthePHAiseligibletocompletea streamlinedsubmission;PHAscompletingstreamlined submissionsmay skiptocomponent10.)

2.ActivityDescription

Yes  No: HasthePHAprovided allrequiredactivitydescriptioninformation forthiscomponentinthe **optional**PublicHousingAsset ManagementTable?If“yes”,skiptocomponent10.If“No”, completetheActivityDescriptiontablebelow . *Unitinformationis inAssetManagementTable, otherinformationprovidedbelow.*

<b>DesignationofPublicHousingActivityDescription</b>	
1a.Developmentname:Seebelow	
1b.Development(project)number:Seebelow	
2.Designationtype:	
Occupancybyonlyelderlyfamilies <input checked="" type="checkbox"/>	
Occupancyby familieswithdisabilities <input type="checkbox"/>	
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved;includedinthePHA’sDesignationPlan <input checked="" type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (1/18/2001)	
5.Ifapproved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignationPlan	
<input checked="" type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected:2,410	

7.Coverageofaction(selectone)	
<input type="checkbox"/>	Partofthedevelopment
<input checked="" type="checkbox"/>	Totaldevelopment(exceptKingKennedyNorth(highrisebuildingsonly))

	1a.DevelopmentName	1b.Number	6.NumberofUnits	7.Part/Total
1	AddisonSquare	OH#334	219	Total
2	Apthorp	OH#337	161	Total
3	Beachcrest	OH#335	235	Total
4	BohnTower	OH#342	261	Total
5	CedarExtension	OH#311	156	Total
6	EuclidBeach	OH#352	147	Total
7	FairwayManor	OH#377	53	Total
8	KingKennedyNorth	OH#326	172	Part
9	LorainSquare	OH#340	109	Total
10	Mt.Auburn	OH#339	102	Total
11	OakwoodVillas	OH#354	91	Total
12	RiverviewTowers	OH#325	452	Total
13	ScrantonCastle	OH#336	158	Total
14	Springbrook	OH#322	0	Part
	LaRonde*	OH#330	55	Total
	CarverParkoff -siteproject	new	39	Total

\*CMHAwillsubmitrevisionstotheviouslyapproveddesignatedhousingplan pendingcommentsreceivedduringthePHAP lanreviewprocess.Theproposed revisionswouldreducethetotalnumberofunitsfrom2,499to2,410asfollows:

- RemoveSpringbrookTower(OH#322)= -183units
- AddLaRondeApartments(OH#330)=+55units
- AddCarverParkoff -sitereplacementprojectin Mt.Pleasant=+39units

## 10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

### **A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved):	

<input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: )
<input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: )
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

# 11. Homeownership Programs Administered by the PHA

[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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Turnkey III Homeownership Program 1b. Development (project) number: OH#305,343,347,348,349,351,360,361,362,363,364,365,366,367,368, and 369
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/04/71)
5. Number of units affected: Total 349/Remaining 45
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Scattered Site Homeownership Program 1b. Development (project) number: OH#3073 and 3106
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (12/2003)
5. Number of units affected: 178 (All single family houses)
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development: Scattered Rehab. (OH#3073 -124 of 153) <input checked="" type="checkbox"/> Total development: Scattered Homes (OH#3106 -all 154)

## 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 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 establishedeligibilitycriteria

Yes No: WillthePHA'sprogramhaveeligibilitycriteriaforparticipationinits  
Section8HomeownershipOptionprograminadditiontoHUD  
criteria?

Ifyes,listcriteriabelow:

EligibleapplicantsmusthavecompletedaninitialSection8leaseterm,  
maynotoweanyprogram -relatedoutstandingdebts,andmustmeetthe  
eligibilitycriteria,including:

- (1) Beafirsttimehomeowner,orhaveamemberwhoisa  
personwithdisabilities;
- (2) Meetallminimumincomerequirementswithoutwelfare  
assistancesources;
- (3) Withtheexceptionofelderlyanddisabledhouse holds,  
meetemploymentcriteria.

AdditionaleligibilitycriteriaareelaboratedintheSection8  
AdministrativePlan.

## **12.PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self -Sufficiency Policies

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

- Public housing rent determination policies  
 Public housing admissions policies  
 Section 8 admission policies  
 Preference in admission to section 8 for certain public housing families  
 Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 Other policies (list below)

b. Economic and Social Self-Sufficiency Programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<b>Employment</b>				
Job Readiness Training/Placement	150	Selfselect	Resident Services Economic Development unit	Public Housing residents
GED Classes/Computer Training	350	Selfselect	-Cleveland Schools -Urban League -Bellaire/Puritas Development Corp.	Public Housing residents
Entrepreneurial Program	55	Youth & Adults	Resident Empowerment Organization (REO)	Public Housing residents
Resident Choice Training Skills Development Program	77	Random selection through lottery system	Resident Services Economic Development unit	Public Housing residents
<b>Drug Elimination Programs</b>				
Substance abuse treatment program for women with children	135	Adult women with children Selfselect	Miracle Village	Public Housing residents and community
Adult Outpatient Treatment program	300	Adult recovering residents Selfselect	Metro Health Medical Centers	Public Housing residents
After-school program	30-50	youth	Friendly Inn Settlement House & Bellaire Puritas	Public Housing residents
Home-based school readiness program	100	Parent/Guardians with 3-5 year old children	Home Instructional Program for Pre school Youngsters (HIPPI)	Public Housing residents
Athletic drug prevention program (Midnight Basketball)	60	Selfselect	City of Cleveland	Public Housing residents
Structured recreational activities (Police Athletic League)	600	Selfselect	CMHA Police	Public Housing residents
Substance Abuse Prevention	100	Ages 12-18 Selfselect	East Cleveland Straight Talk	Public Housing residents

<b>CMHACollaboration</b>				
Escortservices(CareTeam)	800	Seniors	CommunityRe -entry	PublicHousing residents
Podiatry services	500	Seniors Selfselect	Dr.DwightScott	PublicHousing residents
Educationandholidaydinners	6000	Ages3 -13	LighthouseInc	PublicHousing residents
Supportivehousingprogram	40	Frailelderlyand Disabled	TheManorat Riverview	PublicHousing residentsand community
NeighborhoodFosterCare	100	CentralArea residents Selfselect	ChildrenandFamily Services	PublicHousing residents
PrimaryHealthCareClinics	100	Selfselect	CareAlliance	PublicHousing residents
AIDSPreventionandEdu cation	3000	Selfselect	ProjectSafe/CMHA	PublicHousing residentsand community
HealthyCMHA	All residents	Selfselect	ClevelandHealth MuseumandCase WesternReserveUniv.	PublicHousing residents
Familyhealthandcounseling	175	Selfselect	BeechBro ok	PublicHousing residentsand community
HungerCenter	475	Selfselect	St.PeterClaver	PublicHousing residentsand community
Seniorservices	175	Seniors	RetiredSenior VolunteerProgram (RSVP)	PublicHousing residentsand community
CommunityPolicing	All residents	Selfselect	CommunityPolice/ NarcoticsUnit	PublicHousing residents
Afterschoolprogram	30	Selfselect	ClevelandPublic Theatre	PublicHousing residents
<b>ROCIInternalPrograms</b>				
Youthservices	1000	Ages1 -18	CMHACommunity Centers	PublicHousing residents
Transportation	7000	Selfselect	ResidentServices Dept.	PublicHousing residents
DototheRightThing	35	Highschoolor collegeyouth14 - 18years ofage witha2.0GPA	variousCMHA departments	PublicHousing residents
ToddlerRo ck	80	Childrenages2 -5	Rock&RollHallof Fame	PublicHousing residents
Socialsupportiveservices (CommunityResourceAdvocacy)	1500	Selfselectand referral	ResidentServices Dept.	PublicHousing residents
<b>TransitionalHousingPrograms</b>				
Transitionalhousingforhomeless males	60	Homeless recoveringmales	SalvationArmy (WillsonTower)	Opento community
Transitionalhousingformale adultsrecoveringfromchemical dependencies	41	Recovering homelessmales 18+	Y-Haven	Opento community

Transitional housing for single mothers	25	Single mothers 18-25, with maximum of 2 children	Carl B. Stokes Social Services Mall	Open to community
Bridging the Gap (assists homeless in obtaining public housing)	200	18 yrs. and over	Northeast Ohio Coalition for the Homeless (NEOCH)	Open to Community

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	165	167 (7/17/02)

- 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)

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

Refer to Attachment C: Implementation of Public Housing Resident Community Service Requirement.

### **13.PHASafetyandCrimePreventionMeasures**

0[24CFR Part903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand  
Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAs thatareparticipatingin  
PHDEP andaresubmittingaPHDEPPlanwith thisPHAPlanmayskiptosub -componentD.

#### **A.Needformeasurestoensurethesafetyofpublichousingresidents**

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorall ofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfor theirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviol entand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

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

3.Whichdevelopmentsaremostaffected?(listbelow)

CarverPark  
CedarExtension  
GardenValley  
LakeviewTerrace  
RiversidePark  
Valleyview  
Woodhill

**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:

2. Which developments are most affected ?

- Carver Park
- Cedar Extension
- Garden Valley
- Lakeview Terrace
- Riverside Park
- Valleyview
- Woodhill

**C. Coordination between PHA and the police**

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

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

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

- Carver Park
- Cedar Extension
- Garden Valley
- Lakeview Terrace

RiversidePark  
Valleyview  
Woodhill

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

PHAs eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes  No: Has the PHA included the PHDEP Plan for FY2003 in this PHA Plan?

Yes  No: This PHDEP Plan is an Attachment

Note: HUD discontinued funding for the PHDEP program starting in 2002.

## **14.RESERVEDFORPETPOLICY**

[24CFRPart903.79(n)]

As a result of QHWRRA, tenants of family units are allowed to have pets that meet CMHA policy. In 2001, CMHA adopted the existing Pet Policy for highrise/elderly estates, and applied it to both highrise/elderly estates and family estates. CMHA believes this policy is in accordance with HUD's Final Rule on Pet Ownership in Public Housing, and has made it a part of the Admissions and Continued Occupancy Policy (ACOP). For 2002, CMHA amended the Pet Policy to allow dogs and cats within specified size limitations at single-family scattered site houses.

The Pet Policy is summarized in Attachment K.

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

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

f Compliance with

## **16. Fiscal Audit**

[24CFRPart903.79(p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
  
2.  Yes  No: Was the most recent fiscal audit (FY2001) submitted to HUD?
  
3.  Yes  No: Were there any findings as the result of that audit?
  
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?
  
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
  
If not, when are they due (state below)?

## **17.PHA Asset Management**

[24CFR Part 903.79(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)

A consolidated planning process to develop the FY2003 Operating Budget and individual estate work plans, with resource allocation based upon the asset management activities indicated in the Asset Management Table, as well as:

- (1) REAC Physical Inspection results
- (2) PHAS Management Operations performance
- (3) Improvement Plan (Vacancy Rate and Unit Turnaround Time)
- (4) Maintenance Plan

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Refer to Attachment H : 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 at Attachment G  
 Provided below:

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

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

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

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

2.  Yes  No: Was 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.)

*Note: The Ohio Revised Code (chapter 3735. 27) requires that "after March 15, 1983, at least one of the (board) members appointed by the chief executive officer of the most populous city shall be a resident of a dwelling unit owned or managed by the housing authority... If there is an elected, representative body of all residents of the housing authority, then the chief executive officers shall, whenever there is a vacancy in this resident term, provide written notice of the vacancy to the representative body. If the representative body submits to the chief executive officer, in writing and within sixty days after the date on which it was notified of the vacancy, the names of at least five residents of the housing authority who are willing and qualified to serve as a member, then the chief executive officers shall appoint to the resident term one of the residents recommended by the representative body."*

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant 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: City of Cleveland, Cuyahoga Urban County, and East Cleveland

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Support Rental Housing Need:

- Continue voucher assistance for special needs population
- Apply for and issue additional Section 8 vouchers
- Support tax credit rental housing development

Landlord outreach and tenant opportunity counseling  
HOPEVI Housing Revitalization  
Modernization of public housing estates

Support Homeless Needs:

Units provided for Transitional Housing programs  
Vouchers provided for graduates of transitional housing

Support Resident Initiatives:

Reduce risk factors associated with drug use through PHDEP  
Youth violence intervention  
Health services  
Jobs Plus, and other economic self-sufficiency programs  
Support of resident involvement activities through PAC  
Training of residents to fill maintenance and management jobs

Support Homeownership Opportunities:

Second mortgage assistance for Homeownership Zone through  
HOPEVI program  
Implementation of a Section 8 Homeownership program

Other: (list below)

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

See 2 above.

**D. Other Information Required by HUD**

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

## **19. Definition of “Substantial Deviation” and Significant Amendment or Modification”**

[24CFR Part 903.7(r)]

While housing authorities may change or modify their plans and policies described in them, any “significant amendments or modification” to the plan will require the submission of a revised Agency Plan that has met the full public process requirement. CMHA will consider the following actions to be “significant amendments or modifications” with an exception allowed for actions due to changes in HUD regulatory requirements.

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

HUD also requires that housing authorities explain “substantial deviations” from the 5-Year Annual Plan in their Annual Plan. “Substantial deviations” to CMHA’s 5-Year Plan shall consist of the elimination of a goal or objective without being completed or a significant change to a goal or objective, represented by more than a one year change to the completion date or more than a 30% reduction of an objective activity amount.

## Attachments

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

### Certifications:

- (1) PHA Certifications of Compliance with the PHA Plans and Related Regulations
- (2) Board Resolution #234 -02, Authorizing and Adopting the PHA Plan for FY2003
- (3) Certifications by State and Local Official of PHA Plans Consistency with the Consolidated Plan (HUD50075) -City of Cleveland
- (4) Certification for a Drug -Free Workplace (HUD50070)
- (5) Certification of Payments to Influence Federal Transactions (HUD50071)
- (6) Disclosure of Lobbying Activities (SF -LLL)

### Attachments:

A: Admissions Policy for Deconcentration

B: FY2003 Capital Fund Program Annual Statement (oh003b02)

-Annual Statements for Open Capital Fund Grants (oh003c01)

-Annual Statements for Open Replacement Housing Grants (oh003d01)

C: Implementation of Public Housing Resident Community Service Requirements

D: PHA Management Organizational Chart

E: FY2003 Capital Fund Program 5 Year Action Plan (oh003e01)

F: Voluntary Conversion Initial Assessments

G: Committees of Resident Advisory Board or Boards (oh003g01)

H: Public Housing Asset Management Table (oh003h01)

I: Public Comments and Response (oh003i01)

J: Impediments to Fair Housing Strategy

K: Pet Policy

L: Progress Statement of Goals and Objectives

M: Resident Membership of the PHA Governing Board

N: Membership of the Resident Advisory Board

O: Section 8 Project -Based Vouchers

P. Section 8 Homeownership Capacity Statement

## Attachment A

### Admissions Policy for Deconcentration

It is the intention of the CMHA to promote Deconcentration of Poverty and Fair Housing in Programs Admissions at all public housing estates subject to deconcentration and income-mixing requirements as published by HUD (24 CFR Part 903; Rule to Deconcentrate Poverty and Promote Integration in Public Housing: Final Rule, dated December 22, 2000).

Once it is determined that a state is subject to the deconcentration of poverty and income mixing requirements as identified in 3.A.(6) of the Annual Plan, the CMHA will utilize any, all, or none of the following strategies to accomplish the identified goals for deconcentration and income mixing:

- (1) Provide states specific rent incentives and/or amenities to attract higher income families to states where the average income is below the Established Income Range.
- (2) Target investment and capital improvements to states where the average income is below the Established Income Range in order to attract higher income families.
- (3) Establish a preference for admission of working families to states where the average income is below the Established Income Range.
- (4) Skip a family on the waiting list in order to reach another family in an effort to further the agency goals of deconcentration and income mixing.
- (5) Work with community partners to provide training, employment and/or other economic opportunities to assist current residents and their family members in achieving economic self-sufficiency and increased incomes.

CMHA will review annually the states subject to the deconcentration of poverty and income mixing requirements and publish the affected states and proposed strategies in the PHA Annual Plan, as required by HUD.

## **AttachmentB**

### **FY2003CapitalFundProgramAnnualStatement**

Seeattachedschedules.

FY2003AnnualStatements (fileoh003b02)

OpenCapitalFundGrants(oh003c01)

OpenReplacementHousingGrants(oh003d01)

## Attachment C

### Implementation of Public Housing Community Service Requirements

In 2001, the Cuyahoga Metropolitan Housing Authority (CMHA) implemented the HUD-mandated Community Service requirement for non-working adult residents who are not in compliance with Ohio Works First/Welfare Reform requirements and do not meet criteria for an exemption. The plan requires residents to perform volunteer work a minimum of 8 hours a month and report their compliance as part of their annual reexamination. CMHA incorporated the community service requirement into the Public Housing Dwelling Lease, which became effective April 1, 2001, and the Admissions and Continued Occupancy Policy (ACOP) for 2001.

Through a written notice in December 2000, all public housing residents were advised of how to comply with the community service requirement. Due to changes in HUD regulations, they were again notified in January 2002 that the community service requirement would only apply to residents of HOPEVI estates.

Residents at HOPEVI sites are required to identify their community service work assignments and provide documentation to the Housing Services Department indicating their compliance with the regulation. Individual residents having difficulty identifying work assignments will be referred to CMHA's Resident Services Department for assistance. Work assignments will be identified within the housing authority and local community as necessary.

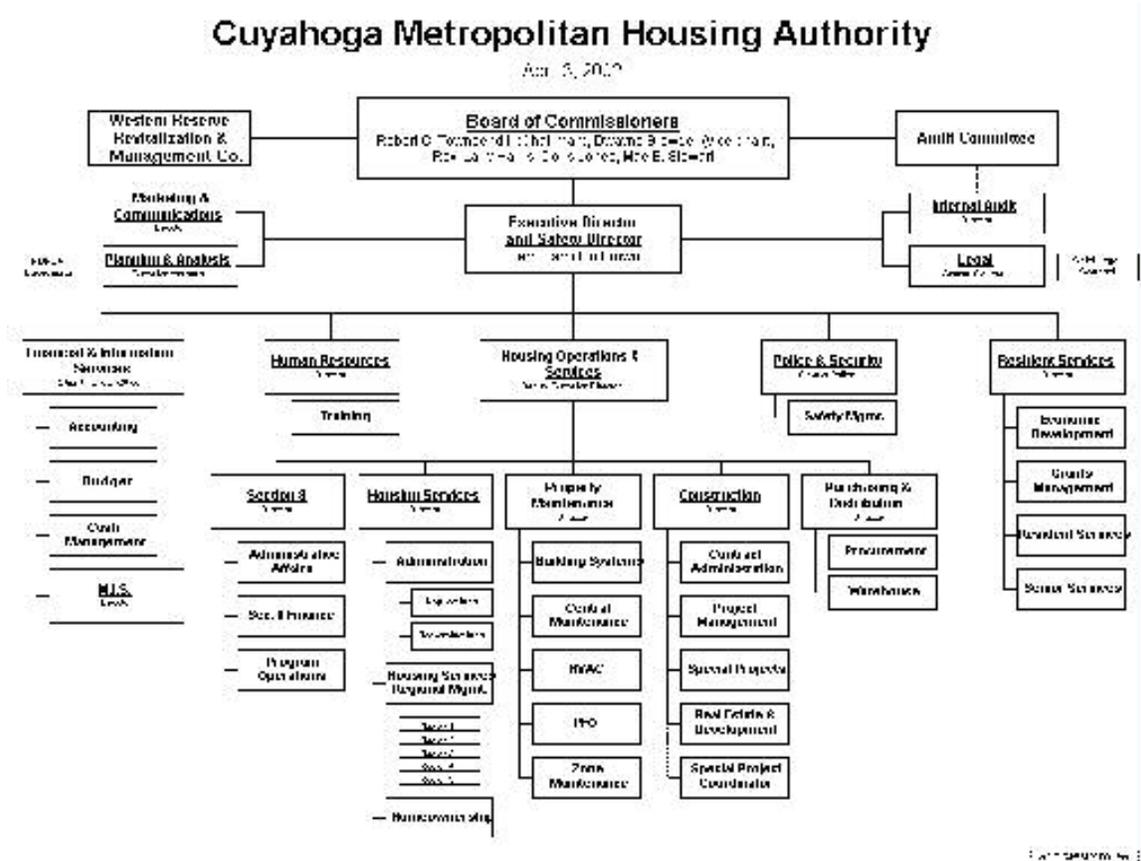
Residents assigned to work in outside agencies by Resident Services are covered under CMHA's existing insurance policies in the event of injury. The liability from CMHA would be transferred to the outside agency through the signing of a release. Separate coverage, however, would have to be secured by CMHA for the Community Service Program.

A Memorandum of Agreement (MOA) with the County welfare agency to help identify residents who no longer have income and are non-working will be critical to properly implement the community service requirement. A MOA is being secured from the Cuyahoga Department of Health and Human Resources, which oversees the Cuyahoga Work and Training Agency, Adult and Senior Protective Services, Children and Family Services, and Health and Nutrition.

The coordination of in-house and community work assignments for residents needing assistance and referral to supportive services for employment and training assistance will be the responsibility of the Resident Services Community Service Manager. The Resident Services Department is located in the CMHA Carl B. Stokes Social Services Mall.

# AttachmentD

## PHAManagementOrganizationalChart



**AttachmentE**  
**CapitalFundProgram5 -YearActionPlan**

Seeattachedschedules.

(fileoh003e01)

## Attachment F

### Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?  
*30 developments*
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)?  
*21 developments*
- c. How many Assessments were conducted for the PHA's covered developments?  
*An assessment was conducted for each of the 30 developments that were subject to the Required Initial Assessments.*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments?  
*None of CMHA's developments are appropriate for conversion.*
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**AttachmentG**  
**Comments of Resident Advisory Board**

See attached document.

(fileoh003g01)

**AttachmentH**  
**PublicHousingAssetManagementTable**

Seeattachedtable.

(fileoh003h01)

**AttachmentI**  
**PublicCommentsandResponse**

Seeattacheddocuments.

(fileoh003i01)

**AttachmentJ  
StrategyforAddressingImpedimentstoFairHousingChoice**

<b>ANALYSISOFIMPEDIMENTSTOFAIRHOUSINGCHOICE</b>	
<b>MajorImpedimentsIdentifiedin ConsolidatedPlan</b>	<b>CMHAActionPlan</b>
Lackofacoordinatedapproachtofair housingthroughouttheCuyahoga Countyregion.	DevelopmentofAgencyPlanincludedreviewof thehousingneedsassessmentoftheConsolidated Plan(s)andcollaborationwithCityandCounty housingadministrators.
Inadequateenforcementmeasuresby theU.S.DepartmentofHousingand UrbanDevelopmenttoensure recipientsofCDBGfundsaretaking actionstoaffirmativelyfurtherfair housing.	Outsidethecontrol orinfluenceofCMHA
NIMBY-ismattitudesamong communityresidents.	Deconcentrationinpublichousing.Landlord outreachandhousingopportunitycounselingin Section8program.
Inadequatesupplyofpublichousing.	ExpandedSection8programsize, replacement housing,taxcreditdevelopment,homeownership developmentandsitebasedsection8assessment.
Existenceofadualhousingmarket –or onemarketforblacksandaseparate marketforwhites.	Analysisofminorityneedsandmeasures toserve. Race/ethnicitytrackingofthefamilies servedand locationhoused.CoordinationwithCuyahoga Plantofollow -uponallreportedcasesof discrimination.Adequatepaymentstandards to provideaccesstoneighborhoodsoflowpoverty andminorityconcentration.
Lendingindustryrefusedtosupportthe lendingdemandsoflow -incomeand minorityneighborhoods.	HomeownershipProgramwithCommunity ReinvestmentActparticipation
Inadequatepublictransportationsystem contributestosegregationbylimiting suburbanjobopportunitiesforurban residents.	Paymentstandardsalignedtocostofrental housingthroughoutjurisdiction.Identificationof areasofopportunitywithadequatetransportation aspartoffamilybriefing.Studytodetermine feasibilityofdeduct ingtravelcostsrelatedto employmentfromthecalculatationofincome.
Discriminationagainst,andscarceand limitedhousingopportunitiesfor personswithdisabilities.	Preferenceforfamiliesreferredbysupportive serviceagenciesfor700+families andpublic housingstocksupplystudy.
Discriminationagainstpersonsunder theprotectedclassesinprovisionof propertyinsurance	Inclusionofpropertyinsuranceparticipationin affordablehomeownershipprogram.

## AttachmentK

### PetPolicy

#### Summaryof CMHAPetPolicy

CMHAdefines“pet”tomeandogs,cats,parakeets,canaries,finches,hamsters,guinea pigs,fishandturtles.Anyanimalsnotincludedinthedefinitionareexcluded.Catsand dogsaredistinguishedfromotherpetsas“fur -bearing”animals.Thereisaspecifiedsize restrictionforcatsanddogs,andtheymustbelicensedandregistered.Animals specificallytrainedtoassist,support,orprovideservicetopersonswithdisabilities,are notconsideredpetsforthepurposesofthispolicy.

AlthoughthePetPolicyisapplicableforallCMHAproperties,onlyelderlyor handicappedresidentsofhigh -riseorelderlypropertiesareallowedtohavefur -bearing pets(dogsandcats).ForFY2002,CMHAisamendedthispolicytoallowresidentsof CMHAsingle -familyscattereditehousingtoowndogsandcatsthatarewithinthe specifiedsizerestriction.AllotherdefinedpetsmaybekeptatanyCMHAproperty.

Petsmustbeappropriatelyleashed,caged,orcontainedwhenmovingthroughabuilding, andwillnotbepermittedinanypublicmeetingorcommunityrooms,diningareas, laundryroomsorotherpublicgatheringspaces.Allpetsmustberegisteredwith Management,andaPetSecurityDeposit equivalenttoonemonthsrentisrequired.The PetPolicyalsoliststheregistrationprocess,discusses sanitation, defines unacceptable behavior,andtheneedtoidentifyanalternatecaretaker.

ThisPetPolicyisincludedintheCMHAAdmissionsandContinuedOccupancyPolicy (ACOP),whichwassubjecttothesamepublicreviewandPublicHearingprocessasthe FY2001PHAPlan,andwasadoptedattheNovember1,2000BoardofCommissioners meeting,whichwasamendedattheOctober3,2001BoardofCommissionersmeeting.

## Attachment L

### Progress Statement on Goals and Objectives

Progress in meeting Goals and Objectives of the Five -Year Plan (2000 -2004) through July 2002 :

#### **Section 8 program:**

- achieved high performance rating from HUD for 2000 & 2001 performance under SEMAP
- achieved 98% utilization of vouchers during 2000 and have increased it to 99.6% in 2002
- applied for 920 vouchers under HUD's FY 2002 Fair Share allocation and other programs
- applied for and received 816 vouchers under HUD's FY 2001 Fair Share allocation
- applied for and received 643 vouchers under HUD's FY 2000 Fair Share allocation
- applied for and received 200 non-elderly disabled vouchers in 2000
- increased payment standard to maximum level allowed by HUD
- scheduled to implement Homeownership program in Fall 2002
- implemented a web site to provide housing information for tenants and landlords, and promote fair housing opportunities
- co-published with Northern Ohio Apartments Association a Section 8 marketing newsletter to large multi-family landlords in 2001
- developed a working relationship with current owners and recruited new owners through formation of a Tenant-Landlord Advisory Council, a Quarterly Newsletter, and annual conferences in 2000 and 2001 (2002 scheduled for September)

#### **Public Housing program:**

- maintained standard performer designation under PHAS in 2000, and 2001 with score of 84.7% in Management Operations, the highest score CMHA has ever received in this area
- received 8.4 of 10 points under PHAS Resident satisfaction indicator in 2000 and 2001
- submitted an Improvement Plan to HUD for reducing public housing vacancies and vacant unit turnaround time HUD, and met the first year's (2000) goals
- submitted Designated Housing Plan for the elderly to HUD in 2000, which was approved and implemented in 2001
- submitted Site-based Waiting List Plan to HUD in 2000
- partnered with the Cleveland Housing Network to submit two tax credit applications in 2001 for development of Carver Park replacement public housing units and new unsubsidized housing for the NOAH/Hope project -resubmitted and received in 2002
- submitted a FY 2001 HOPE VI application for Valleyview Homes -will resubmit in 2002
- moved 1995 HOPE VI project toward implementation with completion of design work and anticipated selection of a developer in 2002
- moved 1996 HOPE VI project toward implementation with successful design charrette in 2001, and anticipated selection of developer in 2002 -started construction at Lakeview in 2002
- demolished 135 Riverview family units in 2000, and 142 Carver Park units in 2001/02
- implemented replacement housing strategy for King Kennedy North (including replacement units for Outhwaite) units scheduled for demolition in 2002
- evaluated public housing stock as part of needs analysis completed in 2000
- completed Housing Conversion assessment in 2001
- assessed effectiveness of supportive services provided by the Resident Services department, and implemented reorganization in 2001

## Attachment M

### Resident Membership of the PHA Governing Board

#### Cuyahoga Metropolitan Housing Authority Board of Commissioners:

	Appointing Authority	Current Term	Term Expires	Name of Commissioner	Date Appointed
1	Cleveland Mayor	10/99 - 10/02	10/24/2002	Rev. Larry L. Harris, Sr.	11/21/01
2	Cleveland Mayor	10/01 - 10/04	10/24/2004	<b>Doris Jones (resident)</b>	1/9/02
3	Cleveland City Council	10/99 - 10/02	10/24/2002	Robert C. Townsend II Chairman	2/3/88
4	Cleveland City Council	10/01 - 10/04	10/24/2001	<b>Dwayne Browder (resident)</b> Vice-Chairman	3/12/90
5	East Cleveland	10/00 - 10/03	10/24/2003	Mae E. Stewart	4/7/99

#### Background:

In the State of Ohio, public housing agencies are created under chapter 3735 of the Ohio Revised Code as Metropolitan Housing Authorities. The territorial limits of a housing authority are defined by the stated director of development, which for CMHA includes all of Cuyahoga County except for Chagrin Falls Township.

The board of a housing authority shall consist of five members appointed for three year terms and shall serve without compensation. For any housing authority district that contains a population of at least one million, as does the Cuyahoga MHA:

- two members shall be appointed by the municipal legislature authority of the most populous city in the territory;
- two members shall be appointed by the chief executive officer of the most populous city in the territory; and
- one member shall be appointed by the chief executive officer, with approval of the municipal legislature authority, of the city which has the second highest number of housing units owned or managed by the authority.

*After March 15, 1983, at least one of the board members appointed by the chief executive officer of the most populous city shall be a resident of a dwelling unit owned or managed by the housing authority.*

## AttachmentN

### MembershipoftheResidentAdvisoryBoard

TheResidentAdvisoryBoardfortheFY2003PHAPlanprocessconsistsof:

PublicHousingmembers:

LillianDavis  
JayArrington  
MaggieLarry

Section8members:

EdnaBro wn  
SheilaBabus  
LynndaGoldsborough

## Attachment O

### Section 8 Project -Based Vouchers

The Cuyahoga Metropolitan Housing Authority (CMHA) is planning to implement a Project-based Voucher Program during 2002. The size of the program will not exceed 20% of the tenant -based voucher program within CMHA's jurisdiction. CMHA will exercise this option with the goal of making affordable units available to low -income families in areas that: 1) meet HUD's deconcentration criteria, and 2) will encourage property owners to convert existing units, construct new units, or upgrade existing rental housing stock, thereby increasing the number of units available to low income families.

The total number of project -based units will not exceed 20% of the baseline number of units in the tenant -based voucher program, and CMHA will not allocate vouchers currently issued or under contract for this purpose. CMHA anticipates initiating this program with a fairly modest number of vouchers.

The general allocations for project -based assistance will be consistent with HUD's directive to award the income restricts with poverty rates of less than 20%, as will be determined from 2000 census data, unless specific exceptions are identified that would require HUD approval, and will result in a reasonable choice of buildings or projects to be provided project-based assistance when CMHA solicits applications.

CMHA believes that project -based assistance is needed in Cuyahoga County to increase the number of rental units made available to Section 8 program participants in low poverty areas. The new provisions of the project -based program make it more feasible to expand assisted housing opportunities into these areas and could assure their availability for a period of up to 10 years.

Project-based voucher assistance provided by CMHA would be consistent with new HUD regulations, which includes some of the following provisions: project -based assistance may now be used for existing units in addition to newly constructed or rehabilitated units; project-based assistance is now capped at 25% of the dwelling units in any one building, with exceptions for single family properties and dwelling units specifically for the elderly families, disabled families, or families receiving supportive services; project-based assistance may now be provided for a term of up to 10 years, subject to the future availability of appropriated funds; and other administrative issues concerning rents, tenant selection, family choice to move, vacant units, unit inspection and housing quality standards. CMHA will establish policies for public advertisement and competitive selection of units to be assisted with project -based voucher assistance.

## Attachment P

### Section 8 Homeownership Capacity Statement

The Cuyahoga Metropolitan Housing Authority will require that financing for the purchase of a home under its Section 8 Homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements, or comply with generally accepted private sector underwriting standards. The required minimum down payment is 3% with at least 1% of the down payment from the family's resources.

CMHA has a Homeownership Manager on staff, solely dedicated to the development and management of this program.

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHAName:</b> Cuyahoga Metropolitan Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant</b> 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement  
 Performance and Evaluation Report for Period Ending: Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00			
3	1408 Management Improvements Soft Costs	\$5,681,332.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$2,075,064.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$1,876,528.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$2,118,500.00			
10	1460 Dwelling Structures	\$11,766,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$300,000.00			
12	1470 Nondwelling Structures	\$175,000.00			
13	1475 Nondwelling Equipment	\$425,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$60,000.00			
18	1499 Development Activities	\$3,666,666.00			
19	1502 Contingency	\$925,000.00			
20	Amount of Annual Grant: (sum of lines 2–20)	\$29,069,290.00			
21	Amount of Line 20 Related to LBP Activities	\$30,000.00			
22	Amount of Line 20 Related to Section 504 Compliance	\$75,000.00			
23	Amount of Line 20 Related to Security—Soft Costs	\$5,616,332.00			
24	Amount of Line 20 Related to Security—Hard Costs	\$1,489,000.00			
25	Amount of Line 20 Related to Energy Conservation	\$1,213,700.00			
26	Collateralization Expenses or Debt Service	\$0.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Cuyahoga Metropolitan Housing Authority				Grant Type and Number			Federal FY of Grant:	
				Capital Fund Program Grant No: OH12P003501-03			2003	
				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Valleyview OH3-01	Repair heating system		1460		\$50,000.00			
	Structural repair		1460		\$100,000.00			
	Install security bars in crawl spaces		1460		\$15,000.00			
	Plumbing upgrades		1460		\$50,000.00			
Outhwaite OH3-03	Hot water heaters and pumps		1460		\$15,000.00			
	Repair/replace fencing		1460		\$50,000.00			
	Install exterior lights		1460		\$25,000.00			
	Replace concrete slabs on the entryways		1450		\$50,000.00			
	Repair concrete steps, porches and canopies in non-mod units		1450		\$100,000.00			
	Electrical upgrades in non-mod units		1460		\$200,000.00			
	Mailbox flaps for 223 units		1460		\$15,000.00			
	Stove back splash for 223 units		1460		\$20,000.00			
	Replace/repair tile on entryways		1460		\$25,000.00			
	Repave Ruble Court parking lot		1450		\$75,000.00			
Woodhill OH3-04	Replace hallway/stairwell lighting		1460		\$20,000.00			
	Install new mailboxes		1460		\$50,000.00			
	Security screens and security doors		1460		\$100,000.00			
	Plumbing upgrades		1460		\$200,000.00			
	Replace entry doors		1460		\$30,000.00			
	Replace radiator valves as needed		1460		\$2,000.00			
Baldwin	Install new vinyl siding for 8 units		1460		\$75,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
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Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH3-06	Install security screens and insect screens		1460		\$10,000.00			
New Woodland OH3-06	Waterproof all basements		1460		\$50,000.00			
Carver Park OH3-07	Replace boilers, pumps and water heaters		1460		\$45,000.00			
	Install dry wall barrier to stop moisture (A/B)		1460		\$15,000.00			
	Fence repairs		1450		\$20,000.00			
	Construction of new units		1499		\$3,666,666.00			
Riverside OH3-08	Create storage space for units		1460		\$50,000.00			
	Repair vinyl siding and shutters		1460		\$15,000.00			
	Replace exterior storm doors		1460		\$10,000.00			
	Replace furnaces as needed		1460		\$3,000.00			
	Repair sewer lines		1450		\$50,000.00			
Cedar Ext. OH3-11	Install an automatic entry door (HR)		1460		\$10,000.00			
	Replace compactor		1460		\$100,000.00			
	Exterior building repairs (HR)		1460		\$400,000.00			
	Interior stairwell repairs and floors		1450		\$25,000.00			
	Install covers for fresh air intake vents (F)		1460		\$25,000.00			
	Electrical upgrades		1460		\$200,000.00			
Garden Valley OH3-13	Replace furnaces as needed		1460		\$2,000.00			
	Fence repair/replacement		1460		\$25,000.00			
	Plumbing upgrades in row houses		1460		\$300,000.00			
	Electrical upgrades in row houses		1460		\$300,000.00			



Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
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Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Crestview OH3-17	Upgrade laundry room		1460		\$24,000.00			
	Replace unit entry doors and locks		1460		\$50,000.00			
	Interior/exterior signage		1460		\$25,000.00			
	CCTV upgrade and camera installation		1460		\$6,000.00			
	Structural repairs		1460		\$125,000.00			
	Repair fence in back of property		1450		\$5,000.00			
King Kennedy South OH3-18	Replace security screen doors (F)		1460		\$60,000.00			
	Interior signage (HR)		1460		\$50,000.00			
	Install hallway lights (Stokes)		1460		\$25,000.00			
	Install new mailboxes (F)		1450		\$25,000.00			
Wade OH3-21	Replace roof overhang at 9500 Wade Park		1460		\$15,000.00			
	Repair downspouts		1460		\$15,000.00			
	Install CCTV system (High-Rise)		1460		\$25,000.00			
	Install ornamental fence		1450		\$70,000.00			
	Replace closet doors (F)		1460		\$50,000.00			
	Replace furnaces		1460		\$5,000.00			
Springbrook OH3-22	Replace hot water pumps and valves		1460		\$18,000.00			
	Replace furnaces as needed		1460		\$5,000.00			
	Upgrade laundry room		1460		\$30,000.00			
	Upgrade kitchen and bathrooms in non-mod units		1460		\$50,000.00			
	Replace mailboxes (F)		1460		\$15,000.00			
	Replace porch doors		1460		\$20,000.00			

Annual Statement/Performance and Evaluation Report								
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Part II: Supporting Pages								
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				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
	Site investigation for erosion on the side of the family units	1430		\$15,000.00				
Willson OH3-24	Repave/restripe parking lots	1450		\$50,000.00				
	Replace furnaces	1460		\$5,000.00				
	Create a play area for older children (F)	1460		\$50,000.00				
	Stairwell door repairs	1460		\$33,000.00				
	Install a negative pressure roof hatch	1460		\$5,000.00				
	Upgrade bathrooms (F)	1460		\$100,000.00				
	Site plan and improvements (F)	1450		\$200,000.00				
Riverview Tower OH3-25/OH3-78	Install exterior lights (F)	1460		\$5,000.00				
	Replace security doors	1460		\$8,000.00				
	Install a security camera system	1460		\$25,000.00				
	Ventilate elevators	1460		\$32,875.00				
King Kennedy North High-Rise OH3-26	Install interior and exterior signage and bulletin boards	1460		\$15,000.00				
	Install hallway handrails	1460		\$25,000.00				
Manhattan OH3-28	Replace front steps and entrance doors	1450		\$5,000.00				
	Install exterior lights	1450		\$3,000.00				
	Install a/c in community room	1470		\$5,000.00				
Park Denison OH3-29	Replace entrance door	1460		\$5,000.00				
	Replace fence in back of building	1450		\$5,000.00				

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Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
LaRonde OH3-30	Replace closet doors and frames	1460		\$57,000.00				
	Install new unit light fixtures	1460		\$10,000.00				
Lakeview High-Rise OH3-31	Interior plumbing investigation and repairs	1460		\$50,000.00				
	Electrical upgrades	1460		\$50,000.00				
	Upgrade entrance and repair awning	1460		\$25,000.00				
Addison Townhouse OH3-32	Relocate thermostats	1460		\$5,000.00				
	Repair/replace fints tubes as needed	1460		\$30,000.00				
	Install an ornamental fence on the side of the property	1450		\$40,000.00				
Bellaire Towers A&B OH3-33	Landscape around Building A	1450		\$5,000.00				
	Community kitchen renovations	1470		\$25,000.00				
	Install air conditioner covers	1460		\$5,000.00				
	Hallway screens	1460		\$20,000.00				
Addison High-Rise OH3-34	Replace valves and expansion joints	1460		\$10,000.00				
	Door repair/replacement in main entryways	1460		\$25,000.00				
	Fire alarm system ADA upgrade	1460		\$15,000.00				
	Lobby upgrades	1460		\$25,000.00				
Beachcrest OH3-35	Relocate thermostats	1460		\$30,000.00				
	Build an enclosure around dumpsters	1450		\$10,000.00				
	Fire alarm system ADA upgrade	1460		\$24,000.00				



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				Capital Fund Program Grant No: OH12P003501-03			2003	
				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Sunrise/Shale OH3-42A	Repair vinyl siding		1460		\$20,000.00			
	Security screens		1460		\$15,000.00			
Bohn Tower OH3-42	Plumbing upgrades		1460		\$25,000.00			
	Repair masonry in entrance canopy		1460		\$100,000.00			
	Replace ceiling tiles in community room		1470		\$15,000.00			
Union Square OH3-44	Upgrade kitchens and bathrooms (10 units per year)		1460		\$40,000.00			
	Install a CCTV system		1460		\$5,000.00			
	Install new hallway lighting		1460		\$12,000.00			
	Ventilate elevators		1460		\$32,875.00			
	Electrical upgrades in dwelling units		1460		\$300,000.00			
W. 5th & Jefferson OH3-50	Replace vinyl siding		1460		\$25,000.00			
	Replace closet doors		1460		\$50,000.00			
	Landscape improvements		1450		\$15,000.00			
Euclid Beach OH3-52	Install patio lighting		1450		\$2,000.00			
	Install GFI's in kitchen and bathrooms		1460		\$20,000.00			
West Blvd. OH3-53	Replace valves and cleanouts		1460		\$8,500.00			
	Repair sto balconies and structural investigation		1460		\$300,000.00			
	Replace carpet in common areas		1460		\$5,000.00			
	Renovate community room		1470		\$5,000.00			
	Replace carpet - 30 units annually		1460		\$5,000.00			
	Upgrade fire alarm system		1460		\$9,000.00			
	Install an ornamental gate		1450		\$2,500.00			

Annual Statement/Performance and Evaluation Report								
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PHA Name: Cuyahoga Metropolitan Housing Authority				Grant Type and Number			Federal FY of Grant:	
				Capital Fund Program Grant No: OH12P003501-03			2003	
				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Replace GFI's in kitchen and bathrooms		1460		\$7,000.00			
Oakwood Villas OH3-54	Replace furnaces as needed		1460		\$5,000.00			
	Replace kitchen cabinets - 10 units annually		1460		\$25,000.00			
	Investigate and repair sewer		1460		\$25,000.00			
	Increase exterior lighting		1450		\$30,000.00			
Puritas OH3-56	Repairs siding		1460		\$20,000.00			
	Increase exterior lighting		1450		\$3,000.00			
Bellaire Townhouses OH3-71	Replace furnaces as needed		1460		\$5,000.00			
	Replace screen doors		1460		\$60,000.00			
	Replace laundry faucets, drains and outside spigots		1460		\$10,000.00			
	Install and upgrade existing 220 lines for dryers		1460		\$10,000.00			
	Replace locks, roofs and paint on storage sheds		1460		\$15,000.00			
	Replace closet doors		1460		\$125,000.00			
Noah East OH3-72	Site investigation for stabilization of hill area at the back of the property		1430		\$20,000.00			
	Landscape		1450		\$15,000.00			
Scattered Sites OH3-73	Roof replacement		1460		\$65,000.00			
	Replace vinyl siding		1460		\$15,000.00			
	Waterproof basements		1460		\$20,000.00			
	Structural repairs		1460		\$25,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Cuyahoga Metropolitan Housing Authority				Grant Type and Number			Federal FY of Grant:	
				Capital Fund Program Grant No: OH12P003501-03			2003	
				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Porch repairs		1460		\$20,000.00			
	Repair driveways/sidewalks		1450		\$25,000.00			
	Replace windows		1460		\$40,000.00			
	Repair sheds		1450		\$25,000.00			
	Paint exteriors		1460		\$50,000.00			
Oakwood Gardens OH3-74	Replace carpeting (five units annually)		1460		\$5,000.00			
	Insulation for crawl spaces		1460		\$10,000.00			
	Replace front and back entrance doors		1460		\$10,000.00			
Scattered Sites OH3-75	Roof replacement		1460		\$40,000.00			
	Replace vinyl siding		1460		\$25,000.00			
	Waterproof basements		1460		\$20,000.00			
	Structural repairs		1460		\$50,000.00			
	Porch repairs		1460		\$20,000.00			
	Replace security screen doors		1460		\$20,000.00			
	Repair driveways/sidewalks		1450		\$30,000.00			
	Replace windows		1460		\$50,000.00			
Fairway OH3-77	Replace raypak hot water heater unit		1460		\$10,000.00			
PHA Wide Administration	Salaries of Construction Department personnel and other staff to carry out and fulfill CMHA's commitment under the CFP program:							
	3-Fulltime Administrative Assistants		1410		\$76,990.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Cuyahoga Metropolitan Housing Authority				Grant Type and Number			Federal FY of Grant:	
				Capital Fund Program Grant No: OH12P003501-03			2003	
				Replacement Housing Factor Grant				
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	1-Senior Financial Budget Analyst	1410		\$47,951.00				
	2-Budget Analysts	1410		\$81,938.00				
	2-Contract Administrators	1410		\$90,414.00				
	2-Labor Compliance Technicians	1410		\$60,868.00				
	1-Modernization Coordinator	1410		\$41,600.00				
	1-Mod. Data Entry Clerk	1410		\$31,004.00				
	1-Clerk Typist	1410		\$20,314.00				
	1-Staff Attorney	1410		\$73,503.00				
	1-Buyer	1410		\$38,034.00				
	1/2 Sal. Director of Construction	1410		\$45,589.00				
	1/2 of (1) Chief of Contract Administration	1410		\$34,616.00				
	1/2 of (3) Job Captains	1410		\$60,295.00				
	1/2 of (7) Inspectors	1410		\$112,852.00				
PHA Wide Administration	1-Office Manager	1410		\$30,697.00				
	1-Relocation/Dev. Coordinator	1410		\$36,886.00				
	1-CAD Operator	1410		\$32,448.00				
	1-Staff Auditor	1410		\$42,772.00				
	1/12 Salary of Executive Director	1410		\$14,560.00				
	TOTAL	1410		\$973,331.00				
	Fringe benefits for positions listed above	1410		\$301,733.00				
GRAND TOTAL	1410		\$1,275,064.00					
PHA Wide Administration	Agencywide CGP cost allocation	1410		\$800,000.00				
	(SEE ATTACHED BREAKDOWN)							
Fees and Costs PHA Wide	Salaries including fringe benefits of in-house							
	Construction staff to design and manage							

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Cuyahoga Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant			Federal FY of Grant: 2003	
Development Number Name/HA -Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
In-House A/E	various modernization projects under the CFP Program:							
	1-Construction ADA Specialist		*1410		\$57,329.00			
	3-Staff Architects/Graphics		*1410		\$137,349.00			
	1/2-Director of Construction		*1410		\$45,589.00			
	2 Chiefs and 1/2 of (1) Chief		*1410		\$115,655.00			
	7-Project Managers		*1410		\$346,290.00			
	1/2 of (3) Job Captains		*1410		\$60,295.00			
	1/2 of (7) Inspectors		*1410		\$112,852.00			
	2-Buyers		*1410		\$76,068.00			
	1-Safety Officer		*1410		\$42,106.00			
	TOTAL				\$993,533.00			
		Fringe benefits for positions listed above		1430		\$307,995.00		
*denotes in-house A/E staff- will not be counted against administrative costs (charged to 1430)								
GRAND TOTAL			*1430		\$1,301,528.00			
Fees and Costs for Outside A/E	A/E service for various projects		1430		\$350,000.00			
Agency Wide Management Improvements	Annual PACC Capital Fund Program training session and other modernization workshops		1408		\$10,000.00			
	Construction Department staff training		1408		\$20,000.00			
	Resident training for Section 3 businesses		1408		\$35,000.00			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant				Federal FY of Grant: 2003	
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
	Police and Security personnel (see attached breakdown)	1408		\$5,616,332.00			
	<b>TOTAL</b>		1408	\$5,681,332.00			
Agency Wide Vacancy Reduction	Agency wide vacancy reduction and Do the Right Thing Program	1460		\$400,000.00			
Agency Wide Extraordinary Maintenance	Agency wide extraordinary maintenance to include painting, plastering, etc.	1460		\$600,000.00			
Agency Wide Site Improvements	Agency wide tree management program	1450		\$400,000.00			
	Sidewalk replacements to correct hazardous conditions	1450		\$400,000.00			
	Agency wide playground upgrades	1450		\$150,000.00			
Agency Wide Dwelling Structures	Agency wide stairwells	1460		\$50,000.00			
Agency Wide ADA Upgrades	Agency wide ADA upgrades	1460		\$75,000.00			
Agency Wide Dwelling Equipment	Appliances (agency wide) stoves, refrigerators, furnaces, a/c units, washers and dryers	1465		\$300,000.00			
Agency Wide	Agency-wide plumbing, electric and structural	1470		\$125,000.00			



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHAName: Cuyahoga Metropolitan Housing Authority				<b>Grant Type and Number</b> Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant			<b>Federal FY of Grant:</b> <b>2003</b>	
Development Number Name/HA -Wide Activities	General Description of Major Work Categories			Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Valleyview OH3-01	5/30/2005			5/30/2006			
Outhwaite OH3-03	5/30/2005			5/30/2006			
Woodhill OH3-04	5/30/2005			5/30/2006			
Baldwin OH3-06	5/30/2005			5/30/2006			
New Woodland OH3-06	5/30/2005			5/30/2006			
Carver Park OH3-07	5/30/2005			5/30/2006			
Riverside OH3-08	5/30/2005			5/30/2006			
Cedar Ext. OH3-11	5/30/2005			5/30/2006			

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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Garden Valley OH3-13	5/30/2005			5/30/2006			
Olde Cedar OH3-14	5/30/2005			5/30/2006			
Lakeview Terrace OH3-16	5/30/2005			5/30/2006			
Crestview OH3-17	5/30/2005			5/30/2006			
King Kennedy South OH3-18	5/30/2005			5/30/2006			
Wade OH3-21	5/30/2005			5/30/2006			
Springbrook OH3-22	5/30/2005			5/30/2006			
Willson OH3-24	5/30/2005			5/30/2006			

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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Riverview Tower OH3-25	5/30/2005			5/30/2006			
King Kennedy North High Rise OH3-26	5/30/2005			5/30/2006			
Manhattan OH3-28	5/30/2005			5/30/2006			
Park Denison OH3-29	5/30/2005			5/30/2006			
LaRonde OH3-30	5/30/2005			5/30/2006			
Lakeview High Rise OH3-31	5/30/2005			5/30/2006			
Addison Townhouses OH3-32	5/30/2005			5/30/2006			
Bellaire Towers A&B	5/30/2005			5/30/2006			

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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
OH3-33							
Addison High-Rise OH3-34	5/30/2005			5/30/2006			
Beachcrest OH3-35	5/30/2005			5/30/2006			
Scranton OH3-36	5/30/2005			5/30/2006			
Apthorp OH3-37	5/30/2005			5/30/2006			
Mt. Auburn OH3-39	5/30/2005			5/30/2006			
Lorain Square OH3-40	5/30/2005			5/30/2006			
Miles Elmerge OH3-41	5/30/2005			5/30/2006			
Bohn Tower OH3-42	5/30/2005			5/30/2006			



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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Noah East OH3-72	5/30/2005			5/30/2006			
Scattered Sites OH3-73	5/30/2005			5/30/2006			
Oakwood Gardens OH3-74	5/30/2005			5/30/2006			
Scattered Sites OH3-75	5/30/2005			5/30/2006			
Fairway OH3-77	5/30/2005			5/30/2006			
Agency Wide Administration	5/30/2005			5/30/2006			
Agency Wide Fees and Costs	5/30/2005			5/30/2006			
Agency Wide Extraordinary	5/30/2005			5/30/2006			

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

PHAName: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Maintenance							
Agency Wide Contingency Fund	5/30/2005			5/30/2006			
Agency Wide Nondwelling Structures	5/30/2005			5/30/2006			
Agency Wide Nondwelling Equipment	5/30/2005			5/30/2006			
Agency Wide Nondwelling Equipment Office	5/30/2005			5/30/2006			
Agency Wide Dwelling Equipment	5/30/2005			5/30/2006			
Agency Wide Mgmt. Improvements	5/30/2005			5/30/2006			
Agency Wide Dwelling Structures	5/30/2005			5/30/2006			

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

PHAName: Cuyahoga Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P003501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Agency Wide Vacancy Reduction	5/30/2005			5/30/2006			
Agency Wide ADA Upgrades	5/30/2005			5/30/2006			
Agency Wide Site Improvements	5/30/2005			5/30/2006			
Agency Wide Relocation	5/30/2005			5/30/2006			

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHAName:</b> Cuyahoga Metropolitan Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003501-03	<b>Federal FY of Grant</b> 2003
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Original Annual Statement Reserve  for Disasters/Emergencies Revised Annual  Statement  
 Performance and Evaluation Report for Period Ending: Final Performance  Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00			
3	1408 Management Improvements Soft Costs	\$0.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$3,386,487.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2–20)	\$3,386,487.00			
21	Amount of Line 20 Related to LBP Activities	\$0.00			
22	Amount of Line 20 Related to Section 504 compliance	\$0.00			
23	Amount of Line 20 Related to Security—Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security—Hard Costs	\$0.00			
25	Amount of Line 20 Related to Energy Conservation	\$0.00			
26	Collateralization Expenses or Debt Service	\$0.00			





**Comprehensive Grant Program (CGP)**

**FY1999**

**Annual Statement/Performance and Evaluation Report**

HUD-52837

**As of 6/30/02**

**33 pages**

PHA/IHA Name CUYAHOGA METROPOLITAN HOUSING AUTHORITY Comprehensive Grant Number OH12P0037099 FFY of Grant Approval 1999  
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/ Revision# X\_ Performance and Evaluation Report for Program Year Ending 06/30/02  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvement	5,716,332	5,716,332	5,930,946	5,930,946
4	1410 Administration	2,289,183	2,503,183	3,750,822	3,750,822
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	1,312,923	1,674,117	1,861,053	1,688,108
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,005,000	1,825,848	2,008,929	1,436,540
10	1460 Dwelling Structures	17,744,500	16,943,197	22,948,384	15,077,456
11	1465.1 Dwelling Equipment - Nonexpendable	350,000	350,000	262,910	262,910
12	1470 Nondwelling Structures	707,270	1,408,441	1,745,514	1,668,251
13	1475 Nondwelling Equipment	846,882	829,585	681,556	684,188
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	3,250,000	3,285,000	27,676	27,676
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	1,428,844	23,961	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	34,650,934	34,559,664	39,217,789	30,526,897
20	Amt of line 19 Related to LBP Activities	0	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	0	0	0	0
23	Amt of line 19 Related to Energy Conservatn Measures	0	0	0	0

(1) To be completed for Performance & Evaluatn Rpt or Revised Annl Statement. (2) To be completed for Performance & Evaluatn Rpt  
 Signature of Executive Director and Date Signature of Field Office Mgr (or Regional Administrator in co-located office) and Date

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

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

OMB Approval No. 2577-0157 (Exp. 07/31/98)

Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
RESIDENT TRAINING		1408		70,000	58,598	58,598	58,598	Completed
POLICE & SECURITY PERSONNEL		1408		4,244,186	4,274,003	4,368,396	4,368,396	Completed
CONSTRUCTION DEPT. STAFF TRAINING		1408		30,000	11,585	20,860	20,860	Completed
BENEFITS FOR POLICE & SECURITY		1408		1,372,146	1,372,146	1,483,092	1,483,092	Completed
COST ALLOCATION		1410		800,000	800,000	1,133,333	1,133,333	Completed
NON-TECHNICAL SALARIES		1410		767,294	797,230	1,347,351	1,347,351	Completed
BENEFITS FOR WI 201000		1410		253,105	263,069	369,453	369,453	Work In Process
TECHNICAL SALARIES COST CENTER 500		1410		163,077	163,077	139,504	139,504	Work In Process
BENEFITS FOR WI 217000		1410		53,946	53,946	35,382	35,382	Work In Process
TECHNICAL SALARIES COST CENTER 600		1410		67,958	67,958	112,810	112,810	Work In Process
BENEFITS FOR WI 219000		1410		22,539	22,539	19,339	19,339	Work In Process
TECHNICAL SALARIES COST CENTER 810		1410		71,016	71,016	117,202	117,202	Work In Process
BENEFITS FOR WI 221		1410		23,278	23,278	35,862	35,862	Work In Process
TECHNICAL SALARIES COST CENTER 730		1410		37,842	37,842	73,294	73,294	Work In Process

(1) To be completed for Performance & Evaluatn Rpt or Revised Annl Statement. (2) To be completed for Performance & Evaluatn Rpt  
 Signature of Executive Director and Date Signature of Field Office Mgr (or Regional Administrator in co-located office) and Date

Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	BENEFITS FOR WI 233000	1410	12,563	12,563	25,088	25,088	25,088	Work In Process
	TECHNICAL SALARIES COST CENTER 220	1410	0	0	113,611	113,611	113,611	Work In Process
	BENEFITS FOR COST CENTER 220	1410	0	0	31,448	31,448	31,448	Completed
	LEGAL FEES/SETTLEMENTS	1410	0	174,100	197,145	197,145	197,145	Work In Process
	TECHNICAL SALARIES COST CENTER 700	1410	12,500	12,500	0	0	0	Work In Process
	BENEFITS FOR WI 247000	1410	4,065	4,065	0	0	0	Work In Process
	PAC TRAINING	1430	20,000	20,000	10,000	10,000	10,000	Completed
	BENEFITS FOR WI 299000	1430	209,146	209,146	132,207	132,207	132,207	Completed
	SALARIES OF IN-HOUSE CONSTRUCTION STAFF	1430	633,777	633,777	697,587	697,587	697,587	Completed
	A/E SERVICES FOR MISCELLANEOUS AND VARIOUS PROJECTS	1430	300,000	78,846	103,854	101,554	101,554	Work In Process
	A&E FEES PLUMBING REPAIRS	1430	0	8,956	3,902	3,902	3,902	Work In Process
	LEAD WIPE TESTING	1430	0	50,000	82,742	52,367	52,367	Completed
	AGENCY WIDE CONCRETE	1450	0	267,411	141,449	42,411	42,411	Work In Process
	PARKING LOT REPAIRS	1450	0	17,200	17,200	17,200	17,200	Completed

(1) To be completed for Performance & Evaluatn Rpt or Revised Annl Statement. (2) To be completed for Performance & Evaluatn Rpt  
 Signature of Executive Director and Date Signature of Field Office Mgr (or Regional Administrator in co-located office) and Date

Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds Expndd(2)	
RESIDENT JOB TRAINING REGION 10	1460	1460	18,456	5,802	5,802	5,802	5,802	Completed
RESIDENT JOB TRAINING REGION 1	1460	1460	18,456	1,292	1,292	1,292	1,292	Completed
RESIDENT JOB TRAINING REGION 2	1460	1460	18,456	46,436	46,436	46,436	46,436	Completed
RESIDENT JOB TRAINING REGION 3	1460	1460	18,456	39,792	60,872	60,872	60,872	Work In Process
RESIDENT JOB TRAINING REGION 4	1460	1460	18,456	18,456	51,953	51,953	51,953	Work In Process
RESIDENT JOB TRAINING REGION 5	1460	1460	18,456	10,913	18,393	18,393	18,393	Completed
RESIDENT JOB TRAINING REGION 6	1460	1460	18,456	18,456	41,971	41,971	41,971	Work In Process
RESIDENT JOB TRAINING REGION 7	1460	1460	18,456	6,500	6,500	6,500	6,500	Completed
RESIDENT JOB TRAINING REGION 8	1460	1460	18,456	18,456	90,011	90,011	90,011	Work In Process
RESIDENT JOB TRAINING REGION 9	1460	1460	18,456	18,456	31,278	31,278	31,278	Work In Process
DEVELOPMENT INSTRUCTORS	1460	1460	15,040	15,040	0	0	0	Work In Process
SUPPORT AIDE FOR MIS	1460	1460	15,040	15,040	0	0	0	Work In Process
BENEFITS FOR WI 260000	1460	1460	2,760	2,141	2,141	2,141	2,141	Completed

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				Original Revised(1)	Obligt(2)	Funds Expnd(2)	Funds	
	BENEFITS FOR WI 261000	1460	2,760	1,796	1,796	1,796	1,796	Completed
	BENEFITS FOR WI 262000	1460	2,760	4,343	16,787	16,787	16,787	Work In Process
	BENEFITS FOR WI 263000	1460	2,760	2,760	21,384	21,384	21,384	Work In Process
	BENEFITS FOR WI 264000	1460	2,760	2,760	13,503	13,503	13,503	Work In Process
	BENEFITS FOR WI 265000	1460	2,760	2,760	9,581	9,581	9,581	Work In Process
	BENEFITS FOR WI 266000	1460	2,760	2,760	14,149	14,149	14,149	Work In Process
	BENEFITS FOR WI 267000	1460	2,760	2,760	4,651	4,651	4,651	Work In Process
	BENEFITS FOR WI 268000	1460	2,760	2,760	30,627	30,627	30,627	Work In Process
	BENEFITS FOR WI 269000	1460	2,760	2,760	10,837	10,837	10,837	Work In Process
	BENEFITS FOR WI 270000	1460	4,800	4,800	0	0	0	Work In Process
	BENEFITS FOR WI 271000	1460	4,800	4,800	0	0	0	Work In Process
	AGENCY WIDE 504 HANDICAP ACCESSIBILITY REQUIREMENTS	1460	100,000	90,450	101,233	100,353	100,353	Work In Process
	DEFERRED MAINTENANCE LABOR	1460	0	312,904	234,198	234,198	234,198	Completed
	APPLIANCES (AGENCY WIDE)	1465	314,000	80,923	10,559	10,559	10,559	Completed
	INSTALL NEW A/C SYSTEM	1470	0	94,550	95,172	94,672	94,672	Work In Process
	UPGRADE RADIO SYSTEM	1475	0	40,000	40,000	40,000	40,000	Completed

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	COMPUTER UPGRADE FOR POLICE DEPT.	1475		140,000	140,000	139,500	139,500	Work In Process
	EQUIPMENT AND SUPPLIES REQUIRED BY CONSTRUCTION	1475		150,000	110,100	85,139	90,425	Work In Process
	PURCHASE VEHICLES	1475		191,882	170,336	156,932	156,932	Completed
	WAREHOUSE EQUIPMENT	1475		50,000	0	0	0	Work Item Deleted
	PURCHASE VEHICLES FOR POLICE DEPT	1475		0	87,921	86,282	86,282	Completed
	LEAD EQUIPMENT TESTING	1475		75,000	25,000	-3,642	-3,642	Work In Process
	(1) COMPACTOR TRUCK	1475		75,000	75,000	0	0	Work In Process
	TELEPHONE AND VOICE MAIL UPGRADE FOR ADMINISTRATIVE OFFICES	1475		65,000	0	0	0	Work Item Deleted
	TENANT RELOCATION	1495		0	30,000	27,365	27,365	Completed
	REPLACEMENT HOUSING UNITS FOR DEMOLISHED UNITS	1495		3,250,000	3,250,000	0	0	Work In Process
	AGENCY WIDE CONTINGENCY FUND	1502		1,428,844	23,961	0	0	Work In Process
	SUBTOTAL			15,260,004	14,287,835	12,323,413	12,195,606	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	PROVIDE OR REPLACE COMPUTERS AT ALL ESTATES	1475	100,000	165,000	164,963	162,309	Work In Process	
	SUBTOTAL		100,000	165,000	164,963	162,309		
VALLEYVIEW	HOPE VI APPLICATION	1430	0	200,000	200,000	200,000	Completed	
	LANDSCAPE IMPROVEMENTS	1450	25,000	0	0	0	Work Item Deleted	
	SIDEWALK REPAIR/REPLACE	1450	0	24,794	29,753	0	Completed	
	UNDERGROUND STEAM LINE REPLACEMENT	1450	0	12,328	12,527	12,527	Completed	
	ELECTRICAL REPAIRS	1460	0	8,037	12,722	12,722	Completed	
	RE-TUBE BOILERS	1460	0	8,560	8,560	8,560	Completed	
	REPLACE ALUMINUM WINDOWS WITH VINYL AT VARIOUS BUILDINGS	1460	150,000	2,260	2,260	1,809	Work In Process	
	APPLIANCES	1465	5,000	5,000	7,926	7,926		
	OFFICE EQUIPMENT	1475	0	9,815	9,815	9,815	Completed	
	SUBTOTAL		180,000	270,794	283,562	253,359		
OUTHWAITE HOMES	ELECTRICAL REPAIRS	1430	0	0	59,828	11,966		
	A&E FEES FOR ROOF REPLACEMENT	1430	0	0	0	0	Work In Process	

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				Original Revised(1)	Oblightd(2)	Funds Expndd(2)	Funds	
	A&E FEES - COMP MOD	1430	0	13,000	13,000	11,000	11,000	Work In Process
	LANDSCAPE IMPROVEMENTS	1450	100,000	6,425	6,425	6,425	6,425	Completed
	ROOF REPLACE. BLDGS #1,2,3	1460	200,000	632,146	632,146	150,503	150,503	Work In Process
	REPLACE ALUMINUM WINDOW WITH VINYL AT VARIOUS BUILDINGS	1460	100,000	8,670	9,883	9,883	9,883	Completed
	COMP MOD BLDGS 4,5,6,7,8	1460	2,000,000	765,961	1,294,377	880,281	880,281	Work In Process
	REPAIR SIDEWALKS	1460	0	0	500	500	500	Completed
	APPLIANCES	1465	5,000	18,827	18,827	18,827	18,827	Completed
	MOD. MANAGEMENT OFFICE	1470	5,000	12,000	19,289	19,289	19,289	Completed
	SUBTOTAL		500,000	2,814	2,814	2,814	2,814	Completed
			2,955,000	1,459,843	2,057,090	1,111,488		
WOODHILL HOMES	LANDSCAPE IMPROVEMENTS	1450	12,500	0	0	0	0	Work Item Deleted
	SIDEWALK REPAIR/REPLACE	1450	0	0	122,834	0	0	
	PARKING LOT IMPROVEMENTS THROUGHOUT ESTATE	1450	50,000	20,094	20,094	20,094	20,094	Completed
	EXTERIOR FENCE INSTALLATION	1450	0	207,060	215,522	217,022	217,022	Work In Process

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
		1460	0	8,530	8,530	8,530	8,530	Completed
	ROOF REPAIRS	1460	0	93,920	93,920	93,920	93,920	Work In Process
	INSTALL ENTRANCE DOORS IN (8) THREE STORY WALK-UPS	1460	15,000	15,000	24,440	24,440	24,440	Completed
	INSTALL INTERCOM SYSTEM	1460	20,000	20,000	22,850	22,850	22,850	Completed
	APPLIANCES	1465	0	10,000	25,201	25,201	25,201	
	MAINTENANCE MANAGEMENT OFFICE UPGRADE	1470	200,000	0	0	0	0	Work Item Deleted
	SUBTOTAL		297,500	374,604	533,391	406,957		
WOODHILL SCATTERED	LANDSCAPE AND CREATE TRASH ENCLOSURE (NEW WOODLAND)	1450	10,000	1,045	1,045	1,045	1,045	Completed
	LANDSCAPING IMPROVEMENTS INCLUDING DUMPSTER AREA	1450	15,000	0	0	0	0	Work Item Deleted
	REPAIR ENTRY STEPS (BALDWIN)	1450	20,000	745	745	745	745	Completed
	INSTALL FENCE (BALDWIN)	1450	10,000	6,875	6,875	6,875	6,875	Completed
	INSTALL 1st FLOOR SECURITY SCREENS (NEW WOODLAND)	1460	10,000	7,981	7,981	7,981	7,981	Completed

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	APPLIANCES	1465	0	0	393	393		
	SUBTOTAL		65,000	16,646	17,039	17,039		
CARVER PARK	A&E FEES FOR ROOF REPLACEMENT	1430	0	26,515	14,000	8,330	Work In Process	
	A&E FEES FOR CANOPY REPLACEMENT	1430	0	10,000	0	0	Work In Process	
	LANDSCAPING	1450	0	88,235	88,716	79,893	Completed	
	REPLACE SIDEWALKS	1450	0	0	2,893	2,603	Completed	
	INSTALL CONST FENCE	1450	0	1,900	1,900	1,900	Completed	
	SITE WORK FOR MOD	1450	0	206,230	270,230	227,021	Work In Process	
	STRUCTURAL REPAIRS	1460	0	0	48,750	43,875		
	PLUMBING UPGRADE & SHOWER INSTALL.	1460	0	0	0	0	Work Item Deleted	
	REPLACE ROOFS ON (4) BUILDINGS IN A/B AREA	1460	200,000	18,445	18,445	15,290	Work In Process	
	MODERNIZE 34 UNITS IN HOPE VI PHASE I	1460	3,400,000	2,243,658	4,100,672	3,290,773	Work In Process	
	DOOR PEEPHOLES	1460	0	0	735	735	Completed	
	APPLIANCES	1465	0	5,000	1,656	1,656	Completed	
	SUBTOTAL		3,600,000	2,599,983	4,547,997	3,672,076		

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
RIVERSIDE PARK	Conduct investigation of sewer system	1430		75,000	25,050	25,050	25,050	Completed
	LANDSCAPING	1450		15,000	0	0	0	Work Item Deleted
	REPLACE SIDEWALKS	1450		0	35,990	37,272	29,577	Work In Process
	SEWER UPGRADE	1450		0	0	102,000	91,800	
	REPLACE EXISTING WOOD FENCE AND BENCHES	1450		15,000	0	0	0	Work Item Deleted
		1460		0	1,090	0	0	Work Item Deleted
	INSTALL SECURITY SCREEN DOORS THROUGHOUT ESTATE	1460		100,000	75,000	75,000	75,000	Completed
	IMPLEMENT WEATHERIZATION PROGRAM	1460		75,000	11,710	11,710	11,710	Completed
	RELINE HOT WATER TANKS	1460		0	36,812	36,812	36,812	Completed
	APPLIANCES	1465		0	10,061	14,751	14,751	
	COMMUNITY CENTER REPAIRS	1470		0	10,238	10,238	10,238	Completed
	SUBTOTAL			280,000	205,951	312,833	294,938	
CEDAR EXT FAMILY	STRUCTURAL REPAIRS	1430		0	0	53,788	26,588	
	A&E FEES COMP MOD	1430		0	58,791	58,791	58,661	Work In Process
	UPGRADE LIGHTING(F)	1450		20,000	20,000	15,290	15,209	Completed

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
1460	LOBBY RENOVATIONS	1460	0	68,538	68,538	240,603	Work In Process	
1460	TUCKPOINT /MASONRY REPAIR (F)	1460	50,000	0	0	0	Work Item Deleted	
1460	INSTALL ADDITIONAL WATER SPICKETS ON BUILDINGS	1460	0	0	738	738	Completed	
1460	MAGNIFY DOOR VIEWER	1460	10,000	0	94,655	94,655	Completed	
1460	RENOVATE LOBBY, COMMON AREAS, AND 156 UNITS(HR)	1460	15,000	21,995	21,995	21,995	Completed	
			2,800,000	3,999,653	4,026,555	4,156,059	Work In Process	
1460	INSTALL INTERCOM SYSTEM (HR)	1460	30,000	36,157	36,157	35,162	Work In Process	
1460	REPLACE(9) BASEMENT BOILERS (F)	1460	150,000	22,385	26,865	26,723	Work In Process	
1465	APPLIANCES	1465	5,000	7,694	10,813	10,813		
	SUBTOTAL		3,080,000	4,235,213	4,414,186	4,687,207		
GARDEN VALLEY	CONDUCT INVESTIGATION OF UNDERGROUND PLUMBING	1430	75,000	60,284	60,284	60,284	Completed	
1450	LANDSCAPING	1450	12,500	12,500	12,500	12,500	Completed	
1450	SIDEWALK REPAIRS	1450	0	117,950	117,950	0		

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	ELECTRICAL UPGRADES STARTING IN ROW HOUSE UNITS	1460		100,000	12,938	12,938	12,920	Work In Process
	REPLACE FURNACES (25)	1460		10,000	5,000	5,000	4,951	Work In Process
	INSTALL MAILBOXES	1460		0	0	11,500	11,500	Completed
	APPLIANCES	1465		0	37,207	22,759	22,759	
	SUBTOTAL			197,500	245,879	242,931	124,913	
OLDE CEDAR	A/E SERVICES FOR URGENT EXTERIOR REPAIRS	1430		0	9,283	9,283	9,283	Completed
	A&E FEES ROOF REPAIRS	1430		0	39,700	39,700	20,105	Work In Process
	LANDSCAPING	1450		25,000	14,355	14,355	14,355	Completed
	PARKING LOT REPAIR	1450		0	12,795	16,500	10,500	Work In Process
	EXTERIOR BALCONY REPAIRS	1460		75,000	0	0	0	Work Item Deleted
	ROOF REPLACEMENT (BLDGS A,K,C,B)	1460		200,000	550,454	663,976	208,744	Work In Process
	REPLACE DOORS	1460		0	24,984	24,984	24,984	Work In Process
	WINDOW REPLACEMENTS	1460		0	0	8,473	2,824	
	INTERIOR STAIRWELL REPAIRS TO INCLUDE FRONT STOOPS	1460		150,000	0	0	0	Work Item Deleted

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

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

OMB Approval No. 2577-0157 (Exp. 07/31/98)

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	INTERCOM SYSTEMS	1460	0	8,399	8,399	7,989	Work In Process	
	REPLACE CABINetry	1460	15,000	0	0	0	Work Item Deleted	
	APPLIANCES	1465	0	14,000	20,030	20,030		
	REMOVALS (DAY CARE CENTER)	1470	2,270	0	0	0	Work Item Deleted	
	SUBTOTAL		467,270	673,970	805,700	318,814		
LAKEVIEW TERRACE	A/E SERVICES	1430	0	0	2,355	2,355		
	SIDEWALK REPAIR	1450	0	7,806	11,385	10,247		
	COMP MOD 185 UNITS WITH HOPE VI FUND	1460	0	0	24,101	24,101	Completed	
	CARPENTRY	1460	4,499,500	4,765,768	7,009,793	1,622,741	Work In Process	
	APPLIANCES	1465	0	8,000	12,074	12,074		
	SUBTOTAL		4,499,500	4,781,574	7,068,981	1,680,791		
CRESTVIEW APTS	A&E FEES EXTERIOR RENOVATIONS	1430	0	84,220	84,220	94,114	Work In Process	
	UPGRADE PARKING AREAS AND DRIVEWAYS, INSTALL SPEEDBUMPS	1450	40,000	24,750	49,500	49,500	Completed	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	ELECTRICAL GENERATOR	1460	0	5,890	5,890	5,890	5,890	Completed
	PLUMBING REPAIRS	1460	0	8,900	8,900	8,900	8,900	Completed
	TUCKPOINTING AND BALCONY REPAIRS	1460	0	0	0	0	0	Work Item Deleted
	REPLACE PATIO DOORS AS NEEDED	1460	20,000	0	0	0	0	Work Item Deleted
	APPLIANCES	1465	0	5,000	2,363	2,363	2,363	
	RENOVATE MANAGEMENT OFFICE	1470	5,000	7,890	7,890	7,890	7,890	Completed
	SUBTOTAL		65,000	136,650	158,763	158,763	168,656	
KING KENNEDY SF								
	CAULK AROUND WINDOWS	1460	0	3,152	6,304	3,152	3,152	
	RESEARCH LEAKS AROUND COMMODE BASE AND TUB	1460	15,000	1,680	1,681	1,638	1,638	Work In Process
	APPLIANCES	1465	5,000	0	2,600	2,600	2,600	Completed
	CARR CENTER RENOVATIONS	1470	0	1,235,937	1,572,388	1,500,919	1,500,919	Work In Process
	SUBTOTAL		20,000	1,241,969	1,591,709	1,517,046	1,517,046	
KING KENNEDY SE								
	PLUMBING REPAIRS	1460	0	2,420	2,420	2,420	2,420	Completed
	APPLIANCES	1465	0	0	3,142	3,142	3,142	

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				Original Revised(1)	Obliqtd(2)	Funds Obligtd(2)	Funds Expndd(2)	
SUBTOTAL			0	2,420	5,562	5,562	5,562	
WADE APARTMENTS	A/E SERVICES MISC	1430	0	0	4,720	3,304	3,304	
	A/E FEES FOR A/C INSTALLATION	1430	0	46,758	46,758	46,758	46,758	Completed
	UPGRADE EXTERIOR LIGHTING	1450	20,000	0	0	0	0	Work Item Deleted
	INSTALL FENCE	1450	30,000	62,890	62,890	62,890	62,890	Completed
	LOBBY RENOVATIONS	1460	0	25,299	24,380	24,380	24,380	Completed
	UPGRADE ELECTRICAL SYSTEM	1460	300,000	305,057	316,750	316,750	316,750	Completed
	APPLIANCES	1465	0	5,000	4,347	4,347	4,347	
SUBTOTAL			350,000	445,004	459,845	458,429	458,429	
SPRINGBROOK	STRUCTURAL REPAIRS	1430	0	0	20,760	14,669	14,669	
	TANK REMOVAL	1450	0	17,472	17,472	17,472	17,472	Completed
	UPGRADE LOBBY	1460	25,000	725	25,173	25,173	25,173	Completed
	ELECTRIC UPGRADE FOR A/C	1460	0	249,000	253,332	253,332	253,332	Completed
	CREATE RECREATION ROOM	1460	25,000	0	0	0	0	Work Item Deleted
	FIRE ALARMS SYSTEMS	1460	0	2,009	2,009	2,008	2,008	Work In Process

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					Oblgtd(2)	Funds Expndd(2)	
	UPGRADE KITCHENS AND BATHROOMS (1 FLOOR PER YEAR)	1460	0	65,000	0	0	0 Work Item Deleted
	REPLACE WATER HEATERS (15)	1460	10,000	10,000	0	0	0 Work Item Deleted
	APPLIANCES	1465	0	11,000	-33,961	-33,961	
	SUBTOTAL		125,000	280,206	284,784	278,692	
WILLSON TOWER	STRUCTURAL REPAIRS	1430	0	0	28,642	9,512	
	LANDSCAPING	1450	10,000	33,009	33,009	33,009	Completed
	SIDEWALK REPAIRS (HR)	1450	25,000	19,400	19,400	19,400	Completed
	UPGRADE EXTERIOR LIGHTING	1450	35,000	0	0	0	0 Work Item Deleted
	REPAIR EXTERIOR BUILDING CONCRETE (HR)	1460	190,000	24,250	24,250	24,250	Completed
	SECURITY SCREENS/DOORS	1460	0	9,750	9,750	9,750	Completed
	EMERGENCY BOILER REPLACEMENT	1460	0	9,360	9,360	9,360	Completed
	UPGRADE LAUNDRY FACILITY	1460	0	0	0	0	0 Work Item Deleted
	APPLIANCES	1465	0	16,700	16,673	16,673	Completed
	SUBTOTAL		260,000	112,469	141,083	121,953	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
RIVERVIEW TOWER	A&E PARKING LOT	1450	0	18,942	18,942	15,432	Work In Process	
	TANK REMOVAL	1450	0	14,749	14,749	14,749	Completed	
	REPAVE AND RESTIPE PARKING LOT	1450	75,000	6,285	6,570	6,570	Completed	
	ELECTRICAL UPGRADES	1460	0	238,036	238,036	237,568	Work In Process	
	ROOF REPAIRS	1460	0	0	12,000	12,000	Completed	
	STAIRWELL REPAIR/REPLACE	1460	0	7,650	7,650	7,650	Completed	
	CONSTRUCT LAUNDRY ROOMS	1460	75,000	0	7,380	7,380	Completed	
	INSTALL AUTOMATIC DOOR FOR HANDICAP RESIDENTS	1460	10,000	0	0	0	Work Item Deleted	
	APPLIANCES	1465	0	12,000	17,365	17,365		
	SUBTOTAL		160,000	297,662	322,693	318,715		
KING KENNEDY NF	INSTALL CONCRETE DUMPSTER SLABS	1450	0	0	0	0	Work Item Deleted	
	LANDSCAPING	1450	15,000	15,000	15,000	15,000	Completed	
	REPAIR PARKING LOT	1450	20,000	0	0	0	Work Item Deleted	
	INSTALL FENCE	1450	20,000	0	0	0	Work Item Deleted	
	RENOVATE ENTRANCEWAY, LOBBY, COMMUNITY ROOM	1460	150,000	125,576	125,577	125,577	Completed	

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				Original	Revised(1)	Funds Obligd(2)	Funds Expndd(2)	
	APPLIANCES	1465	0	0	0	0	0	
	SUBTOTAL		205,000	140,576	140,577	140,577	140,577	
MANHATTAN	REPLACE BATHROOM FIXTURES AND SHOWER	1460	0	0	0	0	0	0 Work Item Deleted
	LIGHTING UPGRADE IN HALLWAYS	1460	20,000	5,460	5,460	5,460	5,460	5,460 Completed
	APPLIANCES	1465	0	2,133	1,934	1,934	1,934	
	SUBTOTAL		20,000	7,593	7,394	7,394	7,394	
PARK DENISON	LANDSCAPING	1450	5,000	9,850	9,850	9,850	9,850	9,850 Completed
	REPAIR DETERIORATING FRONT STEPS	1450	5,000	0	0	0	0	0 Work Item Deleted
	UPGRADE FIRE ALARM	1460	10,000	1,860	1,860	1,860	1,860	1,860 Completed
	INSTALL LIGHTING	1460	0	2,475	2,475	2,475	2,475	2,475 Completed
	UPGRADE VENTILATION SYSTEM	1460	10,000	0	0	0	0	0 Work Item Deleted
	APPLIANCES	1465	0	0	0	0	0	
	SUBTOTAL		30,000	14,185	14,185	14,185	14,185	
LARONDE APTS	REPLACE HEATING AND COOLING UNITS	1460	152,560	179,560	180,650	180,650	180,590	Work In Process

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				Original Revised(1)	Obligt(2)	Funds Expndd(2)	Funds	
	REPLACE ELEVATOR	1460	0	32,632	32,632	7,918	Work In Process	
	UPGRADE LIGHTING IN UNITS, HALLWAYS, STAIRWELLS AND PARKING AREA	1460	17,440	18,956	18,956	18,148	Work In Process	
	APPLIANCES	1465	0	7,500	-845	-845		
	SUBTOTAL		170,000	238,648	231,393	205,810		
LAKEVIEW TOWER	RESURFACE PARKING LOT	1450	15,000	15,000	15,000	15,000	Completed	
	UPGRADE 1st FLOOR COMMON AREAS	1460	25,000	24,414	24,414	24,414	Completed	
	CONDUCT WINDOW SURVEY TO FIX LEAKS	1460	0	19,000	74,087	34,260	Work In Process	
	UPGRADE KITCHENS (1 FLOOR PER YEAR)	1460	50,000	26,266	27,240	26,940	Completed	
	UPGRADE HALLWAY LIGHTING	1460	25,000	0	0	0	Work Item Deleted	
	APPLIANCES	1465	6,000	6,000	6,303	6,303		
	SUBTOTAL		121,000	90,680	147,043	106,916		
ADDISON TOWNHOUSES	FENCING	1450	0	63,495	63,495	55,159	Work In Process	
	APPLIANCES	1465	0	0	1,418	1,418	Completed	

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SUBTOTAL			0	63,495	64,913	56,577		
BELLAIRE GARDENS	A & E FEES LOBBY RENOVATIONS	1430	0	3,210	3,210	3,210	Completed	
	LANDSCAPING (A/B) (FENCING)	1450	20,000	13,950	13,950	13,950	Completed	
	SIDEWALK REPAIR	1450	0	0	97,264	0	Completed	
	RESURFACE AND RESTRIPE PARKING LOT DRIVEWAYS (A/B)	1450	30,000	0	0	0	Work Item Deleted	
	UPGRADE 1ST FLOOR COMMON AREAS	1460	0	21,708	21,708	21,708	Completed	
	ELECTRICA UPGRADE	1460	0	0	0	0	Work Item Deleted	
	INSTALL CARPET IN UNITS & HALLWAYS	1460	0	0	0	0	Work Item Deleted	
	PAINT UNITS, HALLWAYS, COMMON AREAS (B)	1460	75,000	4,687	4,687	4,687	Completed	
	APPLIANCES	1465	0	12,000	8,972	8,972		
	SUBTOTAL		125,000	55,555	149,791	52,527		
ADDISON SQUARE	A & E FEES BALCONY REPAIRS	1430	0	8,530	8,530	8,530	Completed	
	UPGRADE COMMUNITY ROOM	1460	0	0	0	0	Work Item Deleted	

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				Original Revised(1)	Obligt(2)	Funds Expnded(2)	Funds	
	ELECTRICAL UPGRADE AT ADDISON	1460	0	40,242	0	0	0	0
	REPLACE ROOFS	1460	0	7,200	7,200	7,200	7,200	Completed
	REPLACE PATIO SCREEN DOORS (HR)	1460	75,000	17,940	17,940	17,940	17,940	Completed
	REMOVE CEMENT CANOPY ON FRONT OF	1460	200,000	0	0	0	0	Work Item Deleted
	IMPROVE/UPDATE INTERIOR LIGHTING	1460	0	20,000	19,400	18,347	18,347	Work In Process
	REPLACE ENTRY DOORS W/ PEEPHOLES	1460	0	0	0	0	0	Work Item Deleted
	APPLIANCES	1465	0	13,482	3,469	3,469	3,469	Work In Process
	RESIDENT RELOCATION	1495	0	5,000	311	311	311	Completed
	SUBTOTAL		275,000	112,394	56,850	55,798		
BEACHCREST	A&E FEES - PLUMBING REPAIRS	1430	0	8,956	8,956	8,956	8,956	Completed
	REPLACE FENCE IN REAR AREA	1450	20,000	7,300	7,300	7,300	7,300	Completed
	SANITARY SEWER REPAIRS	1460	0	24,940	44,897	42,901	42,901	Completed
		1460	0	0	791	791	791	Completed

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	UPGRADE BUILDING VENTILATION	1460		50,000	47,866	47,866	46,078	Work In Process
	APPLIANCES	1465		5,000	8,500	7,324	7,324	
	COMMUNITY CENTER UPGRADES	1470		0	57,012	57,012	51,718	Work In Process
	PURCHASE EQUIPMENT FOR COMMUNITY SPA	1475		0	2,567	2,567	2,567	Completed
	SUBTOTAL			75,000	157,141	176,714	167,636	
SCRANTON CASTLE/EXT	A/E FEES FOR SCRANTON	1430		0	10,000	19,822	7,207	
	REPAIR SIDEWALKS	1450		0	1,440	1,440	1,440	Completed
	UPGRADE PARKING AREA	1450		10,000	0	0	0	Work Item Deleted
	ESTATE SIGNAGE	1450		0	0	0	0	Work Item Deleted
	SECURITY CAMERAS	1460		0	22,994	22,994	22,994	Completed
	PLUMBING REPAIRS	1460		0	0	445,900	189,698	Completed
	INSTALL LATCH GUARDS	1460		0	1,372	1,372	1,363	Work In Process
	UPGRADE COMMUNITY CENT AND COURTYARD AREA	1460		35,000	13,489	13,489	13,489	Completed
	RELOCATE EMERGENCY CALL SYSTEM FROM THE MANAGEMENT OFFICE TO THE LOBBY	1460		5,000	0	0	0	Work Item Deleted

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				Original	Revised(1)	Funds Obligtq(2)	Funds Expndd(2)	
	INSTALL CARPET	1460	0	10,000	9,992	9,992	9,992	Completed
	APPLIANCES	1465	5,000	5,000	5,053	5,053	5,053	
	SUBTOTAL		55,000	64,295	520,061	251,235		
APTHORP TOWER	A/E SERVICES FOR URGENT EXTERIOR REPAIRS	1430	0	9,283	9,283	9,283	9,283	Completed
	HEATING SYSTEM REPAIRS	1430	0	16,836	16,836	13,992	13,992	Work In Process
	SIDEWALK REPAIR	1450	0	3,111	3,111	3,111	3,111	Completed
	REPAIR PATIO CRACKS	1460	50,000	0	0	0	0	Work Item Deleted
	PLUMBING UPGRADE	1460	0	0	0	0	0	Work Item Deleted
	UPGRADE THERMOSTATS	1460	0	0	0	0	0	Work Item Deleted
	UPGRADE AIR EXCHANGE IN HALLWAYS	1460	0	0	0	0	0	Work Item Deleted
	UPGRADE HALLWAY VENTILLATION	1460	0	0	0	0	0	Work Item Deleted
	REPLACE PATIO DOORS	1460	35,000	0	14,990	13,491	13,491	Work In Process
	SUBTOTAL		85,000	29,230	44,220	39,877		
MOUNT AUBURN	PLUMBING REPAIRS PARTS	1460	0	10,455	10,455	10,455	10,455	Completed
	REPLACEMENT WINDOWS	1460	0	0	0	0	0	Work Item Deleted

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
	UPGRADE KITCHENS AND BATHROOMS (1 FLOOR PER YEAR)	1460	100,000	0	0	0	0	0 Work Item Deleted
	APPLIANCES	1465	0	5,000	3,072	3,072	3,072	Work In Process
	SUBTOTAL		100,000	15,455	13,527	13,527	13,527	
LORAIN SQUARE	LANDSCAPING	1450	5,000	0	0	0	0	Work In Process
	REPAIR SIDEWALKS	1450	0	0	0	0	0	Work Item Deleted
	SANITARY SEWER REPAIRS	1460	0	49,250	49,250	49,250	49,250	Completed
	INSTALL WIDE ANGLE PEEPHOLES	1460	0	0	0	0	0	Work Item Deleted
	INSTALL CARPETING IN ALL HALLWAYS	1460	30,000	0	0	0	0	Work Item Deleted
	REPLACE COMPACTOR	1460	0	7,105	7,105	7,105	7,105	Completed
	REPLACE DOORS	1460	0	0	3,562	3,562	3,562	Completed
	APPLIANCES	1465	0	500	5,800	5,800	5,800	
	SUBTOTAL		35,000	56,855	65,717	65,717	65,717	
MILES ELMARGE	INCREASE EXT. LIGHTING (F)	1450	10,000	0	0	0	0	Work Item Deleted

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				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	UPGRADE FENCING ON REAR SOUTH-EAST SIDE OF BUILDING (HR)	1450	25,000	18,495	18,495	18,495	18,495	Completed
	REPLACE ROOFS	1460	0	0	3,145	3,145	3,145	Completed
	INSTALL SECURITY ON 1st AND 2nd FLOOR WINDOWS (HR)	1460	35,000	10,570	10,570	10,570	10,570	Completed
	REPLACE CARPET	1460	0	12,635	12,635	12,635	12,635	Completed
	APPLIANCES	1465	0	5,000	-2,061	-2,061	-2,061	
	SUBTOTAL		70,000	125,000	121,084	42,784		
BOHN TOWER	RAILINGS IN HALLWAYS	1460	70,000	47,500	47,500	43,500	43,500	Work In Process
	SECURITY CAMERAS	1460	40,000	2,485	2,485	2,485	2,485	Completed
	UPGRADE 3rd FLOOR HEATING	1460	100,000	100,000	75,000	75,000	75,000	Work In Process
	CARPET REPLACEMENT	1460	0	0	0	0	0	Work Item Deleted
	KITCHENS	1460	0	0	500	500	500	Completed
	INSTALL DOUBLE DOORS FROM MAINTENANCE AREA TO LOBBY	1460	20,000	5,543	13,238	13,238	13,238	Work In Process
	SRUVEILLANCE SYSTEM	1460	0	0	550	550	550	Completed

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	APPLIANCES	1465	0	7,100	15,651	15,651	15,651	
	SUBTOTAL		230,000	162,628	154,923	150,923		
DOAN BARDWELL	STRUCTURAL REPAIRS	1460	0	50,846	50,846	36,796	36,796	Work In Process
	SUBTOTAL	1460	0	0	7,266	7,266	7,266	Completed
	SUBTOTAL		0	50,846	58,112	44,062		
UNION SQUARE	A/E SERVICES FOR URGENT EXTERIOR REPAIRS	1430	0	9,284	9,254	7,154		
	SIDEWALK REPAIR/REPLACE	1450	0	11,304	13,565	0	0	Completed
	INSTALL FENCING	1450	0	0	0	0	0	Work Item Deleted
	BALCONY REPAIRS	1460	0	0	500	500	500	Completed
	INSTALL 1st FLOOR SECURITY SCREENS	1460	105,000	0	0	0	0	Work Item Deleted
	INTERCOM SYSTEM	1460	10,000	0	23,150	0	0	Work In Process
	APPLIANCES	1465	10,000	7,800	7,800	7,800	7,800	Completed
	SUBTOTAL		125,000	28,388	54,543	15,728		
HARVARD TOWNHOUSES	DEMOLISH ALL SIX TOWNHOUSE UNITS	1460	45,000	22,900	22,900	22,900	22,900	Completed

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SUBTOTAL				45,000	22,900	22,900	22,900	22,900
EUCLID BEACH GARDENS	A&E FEES - PARKING LOT	1430		0	14,750	14,750	14,750	14,750 Completed
	TANK REMOVAL	1450		0	17,146	17,146	17,146	17,146 Completed
	PARKING LOT EXTENSION	1450		150,000	150,000	150,212	150,212	150,212 Work In Process
	REPLACE LOBBY FLOOR, TILE AND UPGRADE LOBBY BATHROOMS	1460		25,000	35,439	35,440	35,440	35,440 Completed
	RE-TUBE BOILER	1460		0	17,769	17,769	17,769	17,769 Completed
	APPLIANCES	1465		0	9,000	11,675	11,675	11,675
SUBTOTAL				175,000	244,104	246,992	246,992	246,992
WEST BOULEVARD	ENCLOSE DUMPSTERS	1450		10,000	5,388	5,388	5,388	5,388 Completed
	INCREASE LIGHTING IN PARKING AREA	1450		10,000	745	745	745	745 Completed
	REPLACE FURNITURE IN COMMUNITY ROOM	1460		10,000	7,144	7,144	7,144	7,144 Completed
	INSTALL SECURITY CAMERAS	1460		20,000	20,250	20,250	20,250	20,250 Completed
	REPLACE ELEVATOR	1460		0	305,899	305,899	263,820	263,820 Work In Process
	APPLIANCES	1465		0	5,000	2,674	2,674	2,674

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	SUBTOTAL		50,000	344,426	342,100	300,021		
OAKWOOD VILLAS	UPGRADE EXTERIOR LIGHTING	1450	20,000	6,275	6,275	6,275	6,275	Completed
	REPLACE LOCKS	1460	0	0	5,292	5,292	5,292	Completed
	REPLACE CARPET AS NEEDED	1460	20,000	16,998	16,998	16,998	16,998	Completed
	REPLACE DOOR BELLS	1460	10,000	0	0	0	0	Work Item Deleted
	APPLIANCES	1465	0	0	-2,630	-2,630	-2,630	
	SUBTOTAL		50,000	24,018	26,680	26,680	26,680	
PURITAS GARDENS	SIDEWALK REPAIR	1450	0	3,289	3,947	3,947	3,947	Completed
	REPLACE ROOFS 12(BLDGS)	1460	60,000	65,056	65,056	64,616	64,616	Work In Process
	SUBTOTAL		60,000	68,345	69,003	69,003	64,616	
BELLAIRE TOWNHOMES	SIDEWALK REPAIR	1450	0	106,551	0	0	0	
	INSTALL PLAYGROUND	1450	20,000	24,950	24,950	24,950	24,950	Completed
	ELECTRICAL UPGRADE	1460	20,000	600	9,050	9,050	9,050	Completed
	ROOF REPLACEMENT AND REPAIRS	1460	0	0	173,500	173,500	173,500	66,052

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						Funds Expndd(2)	Funds Deleted	
	REPLACE KITCHEN CABINETS	1460	0	0	0	0	0	0
	APPLIANCES	1465	0	5,000	5,036	5,036	5,036	
	SUBTOTAL		40,000	137,101	212,536	105,088		
NOAH EAST	SIDEWALK REPAIR	1450	0	2,250	2,250	2,250	2,250	Completed
	REPLACE BATHROOMS VANITIES	1460	5,000	3,465	3,465	2,000	2,000	Work In Process
	REPLACE BLINDS IN ALL UNITS	1460	5,000	5,595	5,595	5,595	5,595	Completed
	APPLIANCES	1465	0	0	342	342	342	
	SUBTOTAL		10,000	11,310	11,652	10,187		
SCATTERED REHAB	SIDEWALK REPAIR	1450	0	638	766	0	0	Completed
	REPAIR DRIVEWAYS	1450	10,000	6,615	6,615	6,615	6,615	Completed
	STRUCTURAL REPAIRS	1460	12,500	110,118	113,998	113,998	113,998	Completed
	REPLACE VINYL SIDING	1460	37,500	11,655	11,655	11,655	11,655	Completed
	REPLACE SECURITY SCREEN DOORS	1460	10,000	0	0	0	0	Work Item Deleted
	REPAIR PORCHES	1460	10,000	6,646	6,646	6,646	6,646	Completed
	WATERPROOF BASEMENTS	1460	10,000	740	740	740	740	Completed

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	REPLACE VINYL SIDING	1460	12,500	0	0	0	0	0 Work Item Deleted
	APPLIANCES	1460	0	0	2,950	2,950	2,950	Completed
	SUBTOTAL		102,500	136,412	143,369	142,604		
OAKWOOD GARDENS	REPLACE ROOFS (5 PER YEAR)	1460	25,000	22,350	22,350	22,350	22,350	Completed
	REPLACE CARPET IN UNITS (5 PER YEAR)	1460	5,000	0	0	0	0	0 Work Item Deleted
	REPLACE SLIDING CLOSET AND UTILITY ROOM DOORS	1460	5,000	0	0	0	0	0 Work Item Deleted
	APPLIANCES	1465	0	500	705	705	705	
	SUBTOTAL		35,000	22,850	23,055	23,055	23,055	
SCATTERED TOWNHOUSES	REPAIR DRIVEWAYS	1450	0	0	1,540	1,540	1,540	Completed
	STRUCTURAL REPAIRS	1460	10,000	10,733	10,733	10,733	10,733	Completed
	REPLACE ROOFS	1460	12,500	8,051	8,051	8,051	8,051	Completed
	REPLACE SECURITY SCREEN DOORS	1460	37,500	31,695	31,695	31,695	31,695	Work In Process
	REPAIR PORCHES	1460	100,000	0	0	0	0	0 Work Item Deleted
	SUBTOTAL		10,000	7,330	7,330	7,330	7,330	Completed

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds Expndd(2)	
	WATERPROOF BASEMENTS	1460	10,000	2,217	2,217	2,217	2,217	Completed
	REPLACE VINYL SIDING	1460	12,500	0	0	0	0	Work Item Deleted
		1460	0	0	750	750	750	Completed
	APPLIANCES	1465	5,000	14,000	22,936	22,936	22,936	
	SUBTOTAL		197,500	74,026	85,252	85,252	85,252	
FAIRWAY MANOR	LANDSCAPING	1450	10,000	39,647	39,647	36,647	36,647	Completed
	CONSTRUCT PARKING LOT	1450	0	32,383	8,050	8,050	8,050	Completed
	NEW LOBBY FURNITURE	1460	10,000	0	0	0	0	Work Item Deleted
	REPLACE INTERCOM SYSTEM	1460	25,000	0	0	0	0	Work Item Deleted
	REPLACE CARPET (10/YEAR)	1460	10,000	0	0	0	0	Work Item Deleted
	APPLIANCES	1465	0	3,500	1,689	1,689	1,689	
	MAINTENANCE EQUIPMENT	1475	0	3,846	0	0	0	Work In Process
	SUBTOTAL		55,000	79,376	49,386	46,386	46,386	
	AGENCY WIDE VACANCY REDUCTION	1460	128,840	128,840	162,403	162,403	162,403	Work In Process
	BENEFITS FOR WI 275000	1460	19,320	19,320	64,888	64,888	64,888	Work In Process
	SUBTOTAL		148,160	148,160	227,291	227,291	227,291	

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						Funds	Stat of Proposed Wrk(2)
GRAND TOTALS				34,650,934	34,559,664	39,217,789	30,526,897

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**Capital Fund Program (CFP)**

**FY2000**

**Annual Statement/Performance and Evaluation Report**

HUD-52837

**As of 6/30/02**

**30 pages**

PHA/IHA Name CUYAHOGA METROPOLITAN HOUSING AUTHORITY Comprehensive Grant Number OH12P00350100 FFY of Grant Approval 2000

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision# 0 Performance and Evaluation Report for Program Year Ending 06/30/02

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvement	5,726,332	5,726,332	6,162,291	6,160,211
4	1410 Administration	2,380,215	2,380,215	1,793,385	1,793,385
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	1,016,729	960,244	487,420	473,811
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,284,043	1,027,728	338,162	268,322
10	1460 Dwelling Structures	15,115,198	16,844,346	5,619,075	2,841,221
11	1465.1 Dwelling Equipment - Nonexpendable	450,000	450,000	386,379	386,379
12	1470 Nondwelling Structures	2,485,500	1,557,389	153,733	125,094
13	1475 Nondwelling Equipment	598,000	448,000	401,110	306,604
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	120,000	120,000	57,645	50,921
17	1498 Mod Used for Development	3,250,000	3,250,000	0	0
18	1502 Contingency (may not exceed 8% of line 19)	2,015,327	1,575,770	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	34,441,344	34,340,024	15,399,199	12,405,948
20	Amt of line 19 Related to LBP Activities	0	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	0	0	0	0
23	Amt of line 19 Related to Energy Conservation Measures	0	0	0	0

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
	ANNUAL PAC COMP GRANT TRAINING SESSION AND OTHER MODERNIZATION WORKSHOPS	1408		20,000	20,000	20,000	20,000	20,000 Completed
	RESIDENT TRAINING FOR SECTION 3 BUSINESSES	1408		70,000	70,000	70,000	70,000	70,000 Completed
	POLICE & SECURITY PERSONNEL	1408		3,931,432	4,252,232	4,832,486	4,832,486	4,832,486 Completed
	CONSTRUCTION DEPARTMENT STAFF TRAINING	1408		20,000	20,000	9,341	7,261	Work In Process
	BENEFITS FOR POLICE & SECURITY	1408		1,684,900	1,364,100	1,230,464	1,230,464	Completed
	AGENCY WID CGP COST ALLOCATION	1410		800,000	800,000	800,000	800,000	Completed
	NONTECHNICAL SALARIES	1410		606,458	606,458	608,656	608,656	
	BENEFITS FOR WI 201000	1410		188,002	188,002	123,650	123,650	
	TECHNICAL SALARIES -CC 500	1410		156,244	156,244	29,960	29,960	Work In Process
	BENEFITS FOR WI 217000	1410		48,436	48,436	4,944	4,944	
	TECHNICAL SALARIES COST CENTER 600	1410		70,678	70,678	36,924	36,924	
	BENEFITS FOR WI 219000	1410		21,910	21,910	4,687	4,687	Work In Process

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
TECHNICAL SALARIES COST CENTER 810		1410	63,666	63,666	40,788	40,788		
BENEFITS FOR WI 221000		1410	19,736	19,736	12,697	12,697		
TECHNICAL SALARIES COST CENTER 730		1410	39,354	39,354	26,215	26,215		
BENEFITS FOR WI 233000		1410	12,200	12,200	8,368	8,368		
TECHNICAL SALARIES COST CENTER 220		1410	87,763	87,763	33,199	33,199		
BENEFITS FOR WI 237000		1410	27,207	27,207	11,011	11,011		
TECHNICAL SALARIES COST CENTER 700		1410	12,500	12,500	0	0		
BENEFITS FOR WI 247000		1410	3,875	3,875	0	0		
BENEFITS FOR WI 299000		1410	222,186	222,186	52,287	52,287	Work In Process	
SALARIES OF IN-HOUSE CONSTRUCTION STAFF		1430	716,729	716,729	277,032	277,032		
A/E SERVICES FOR MISCELLANEOUS AND VARIOUS PROJECTS		1430	300,000	109,732	96,340	86,482	Work In Process	
TANK REMOVAL		1450	0	17,146	0	0		
SIDEWALK REPLACEMENT TO CORRECT HAZARDOUS CONDITIONS		1450	51,543	20,100	20,100	20,100	Work In Process	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
RESIDENT JOB TRAINING 1 1460				325,798	325,798	6,608	6,608	
RESIDENT JOB TRAINING 2 1460				0	0	12,619	12,619	
RESIDENT JOB TRAINING 3 1460				0	0	21,487	21,487	
RESIDENT JOB TRAINING 4 1460				0	0	5,028	5,028	
RESIDENT JOB TRAINING 5 1460				0	0	6,135	6,135	
RESIDENT JOB TRAINING 6 1460				0	0	7,229	7,229	
RESIDENT JOB TRAINING 7 1460				0	0	8,492	8,492	
RESIDENT JOB TRAINING 8 1460				0	0	29,394	29,394	
RESIDENT JOB TRAINING 9 1460				0	0	11,071	11,071	
BENEFITS FOR WI 261000 1460				0	0	2,965	2,965	
BENEFITS FOR WI 262000 1460				0	0	6,694	6,694	
BENEFITS FOR WI 263000 1460				0	0	9,093	9,093	
BENEFITS FOR WI 264000 1460				0	0	1,129	1,129	
BENEFITS FOR WI 265000 1460				0	0	3,634	3,634	
BENEFITS FOR WI 266000 1460				0	0	3,775	3,775	
BENEFITS FOR WI 267000 1460				0	0	2,828	2,828	
BENEFITS FOR WI 268000 1460				0	0	11,062	11,062	
BENEFITS FOR WI 269000 1460				0	0	4,398	4,398	

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	AGENCY WIDE ADA UPGRADES	1460		170,000	170,000	45,898	21,624	Work In Process
	FORCE ACCOUNT LABOR FOR VACANCY REDUCTION REPAIRS	1460		362,000	362,000	339,682	295,258	Work In Process
	APPLIANCES (AGENCY WIDE)	1465		350,000	75,346	486	486	Completed
	COMMUNITY CENTER RENOVATIONS	1470		150,000	150,000	106,329	102,977	Work In Process
	PURCHASE 10 DUMPSTERS	1475		50,000	10,000	9,493	9,493	Work In Process
	REPLACE 7 VEHICLES FOR POLICE DEPT.	1475		150,000	0	20,791	20,791	Work In Process
	PROVIDE OR REPLACE COMPUTERS AT ALL ESTATES	1475		100,000	100,000	102,204	100,779	Completed
	EQUIPMENT AND SUPPLIES REQUIRED BY THE CONSTRUCTION DEPARTMENT TO IMPLEMENT AND ADMINISTER ALL WORK ITEMS UNDER THE 2000 CAPITAL FUND PROGRAM, INCLUDING PRINTING AND ADVERTISING	1475		150,000	150,000	144,336	111,975	Work In Process
	REPLACE 3 VEHICLES FOR CONSTRUCTION DEPARTMENT	1475		40,000	90,000	83,912	33,528	Work In Process

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				Original Revised(1)	Obligt(2)	Funds Expndd(2)	Funds Expndd(2)	
	WAREHOUSE EQUIPMENT	1475		50,000	40,000	37,381	27,045	Work In Process
	LEAD EQUIPMENT/TESTING	1475		50,000	50,000	0	0	Work In Process
	RELATION COSTS FOR RESIDENTS TO BE MOVED OUT OR MOVED IN UNDER VARIOUS MODERNIZATION PROJECTS	1495		120,000	120,000	57,645	50,921	Work In Process
	REPLACEMENT HOUSING FOR DEMOLISHED UNITS AGENCY-WIDE	1498		3,250,000	3,250,000	0	0	
	AGENCY WIDE CONTINGENCY FUND	1502		2,015,327	1,575,770	0	0	
	SUBTOTAL			16,507,944	15,439,168	9,450,946	9,265,727	
VALLEYVIEW	REPLACE OUTDATED PLAY EQUIPMENT	1450		25,000	50,000	6,686	6,686	Work In Process
	REPLACE BATHROOM FLOOR BRACE 50 UNIT	1460		25,000	0	0	0	Work In Process
	ELECTRICAL UPGRADE ON INTERIOR AND EXTERIOR BUILDINGS	1460		100,000	60,000	0	0	Work In Process
	SECURITY SCREENS/DOORS	1460		0	40,000	16,990	0	
	APPLIANCES	1465		0	11,678	11,678	11,678	Completed
	SUBTOTAL			150,000	161,678	35,354	18,364	

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
OUTHWAITE HOMES	LANDSCAPING	1450	0	25,000	17,700	17,700	17,700	
	RESIDENT JOB TRAINING	1460	0	0	3,111	3,111	3,111	
	STAIRWELL REPAIRS	1460	0	19,000	-74,787	-74,787	-74,787	Work In Process
	ELECTRICAL UPGRDES IN NON-MOD UNITS AS NEEDED	1460	100,000	100,000	0	0	0	Work In Process
	RELOCATED BOILERS	1460	0	68,000	0	0	0	
	INSTALL SECURITY DOORS AT FOUR ROWHOUSES	1460	12,000	12,000	0	0	0	Work In Process
	WINDOW REPLACEMENTS	1460	0	108,854	0	0	0	
	COMPREHENSIVE MODERNIZATION	1460	0	407,907	562,416	562,416	562,416	Completed
	INSTALL INTERCOMS ON FOUR DOORWAYS	1460	12,000	12,000	23,092	23,092	23,092	Work In Process
	APPLIANCES	1465	0	11,476	11,134	11,134	11,134	Completed
	COMMUNITY CENTER RENOVATIONS	1470	2,000,000	966,764	6,330	6,330	6,330	Work In Process
	SUBTOTAL			2,124,000	1,739,237	548,996	548,996	
WOODHILL HOMES	EMERGENCY PLUMBING REPAIR	1450	0	19,721	19,725	19,725	9,850	

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

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

OMB Approval No. 2577-0157 (Exp. 07/31/98)

Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	RRESURFACE AND RESTRIPE THE PARKING LOTS	1450		25,000	25,000	675	675	675 Work In Process
	STAIRWELL REPAIRS	1460		0	10,000	0	0	0 Work In Process
	UPGRADE THE PLUMBING TO PROVIDE FAUCETS ON BATHTUBS	1460		325,000	325,000	0	0	0 Work In Process
	APPLIANCES	1465		0	5,423	5,423	5,423	5,423 Completed
	RENOVATE MANAGEMENT BUILDING	1470		25,500	25,500	0	0	0 Work In Process
	SUBTOTAL			375,500	410,644	25,823	15,948	
WOODHILL SCATTERED	LANDSCAPING	1450		0	15,000	7,530	2,095	2,095 Work In Process
	RESIDE SHEDS FOR EACH UNITS	1450		5,000	5,000	5,100	5,100	5,100 Work In Process
	REPLACE HOLLOW STEPS WITH SOLID CONCRETE	1460		15,000	15,000	4,150	4,150	0 Work In Process
	APPLIANCES	1465		0	0	0	0	0
	SUBTOTAL			20,000	35,000	16,780	7,195	
CARVER PARK	INSTALATION OF PLAYGROUND	1450		275,000	7,239	6,758	4,351	4,351 Completed
	REPAIR SIDEWALKS	1450		25,000	0	0	0	0 Work In Process

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				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds Expndd(2)	
1450	EMERGENCY PLUMBING REPAIR	1450	0	9,638	9,638	9,638	9,638	0 Work In Process
1450	SPEED BUMPS IN PARKING LOTS OF THE A/B BLOCKS	1450	10,000	10,000	0	0	0	0 Work In Process
1450	PROVIDE ENLCOSURE/SECURITY FOR GAS METERS IN NEW SECTION	1450	10,000	10,000	0	0	0	0 Work In Process
1460	STAIRWELL REPAIRS	1460	0	121,900	0	0	0	0 Work In Process
1460	PLUMBING REPAIRS	1460	0	0	0	0	0	0 Work Item Deleted
1460	ROOF REPLACEMENT	1460	250,000	404,750	404,750	404,750	404,750	0 Work In Process
1460	COMPREHENSIVE MODERNIZATION OF 82 UNITS	1460	4,000,000	1,329,433	-24,404	29,962	29,962	Work In Process
1460	MINI-BLINDS FOR THE DOORS FO THE NEW SECTION	1460	10,000	0	0	0	0	0 Work Item Deleted
1460	INSTALL PEEPHOLES	1460	1,000	735	735	735	735	735 Completed
1465	APPLIANCES	1465	0	0	17,700	17,700	17,700	
	SUBTOTAL		4,581,000	1,893,695	415,177	62,386		
RIVERSIDE PARK	PLAYGROUND REPAIRS	1450	40,000	40,000	29,994	25,338	25,338	Work In Process
1450	SIDEWALK REPAIRS	1450	30,000	11,200	11,200	11,200	11,200	Work In Process

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	SEWAGE AND DRAIN SYSTEM REPAIRS AS NEEDED	1450		250,000	102,000	0	0	0 Work In Process
	STREET ADDRESS SIGNS, POSTINGS AND REPLACEMENT OF UNIT NUMBERS AS NEEDED	1450		25,000	25,000	0	0	0 Work In Process
	APPLIANCES	1460		240,000	47,798	0	0	0 Work In Process
	SUBTOTAL	1465		585,000	231,387	46,583	5,389	5,389 Completed 41,927
CEDAR EXT FAMILY	A/E FEES	1430		0	34,300	30,700	30,700	
	A/E FEES FOR LOBBY	1430		0	34,900	33,500	33,500	
	INSTALL HANDRAILS IN INTERIOR STAIRWELLS AND REINFORCE WALLS	1460		50,000	50,000	0	0	0 Work In Process
	UPDATE ELECTRICAL THROUGHOUT ESTATE AS NEEDED	1460		300,000	300,000	8,919	1,245	1,245 Work In Process
	PLUMBING UPGRADES IN ALL UNITS	1460		200,000	200,000	118,008	114,532	114,532 Work In Process
	COMPREHENSIVE MODERNIZATION OF 156 UNITS	1460		900,000	900,000	903,190	496,466	496,466 Work In Process

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	APPLIANCES	1465	0	14,970	14,550	14,550	14,550	Completed
	SUBTOTAL			1,450,000	1,534,170	1,112,367	694,493	
CEDAR EXT HIGHRISE		1460	0	0	-26,902	-26,902		
	APPLIANCES FOR CEDAR HI-RISE RENOVATION PROJECT	1465	100,000	100,000	83,796	83,796	83,796	Completed
	SUBTOTAL			100,000	100,000	56,894	56,894	
GARDEN VALLEY	RE-STRIPE ADN MINOR REPAIRS TO PARKING LOTS	1450	20,000	9,200	9,200	9,200	9,200	Work In Process
	ELECTRICAL UPGRADES AS NEEDED	1460	100,000	187,062	0	0	0	Work In Process
	PLUMBING UPGRADES	1460	125,000	125,000	5,957	5,930	5,930	Work In Process
	INSTALL MAILBOXES	1460	0	11,500	0	0		
	APPLIANCES	1465	0	9,456	9,456	9,456	9,456	Completed
	RENOVATIONS TO DAYCARE/COMMUNITY CENTER	1470	130,000	130,000	0	0	0	Work In Process
	SUBTOTAL			375,000	472,218	24,613	24,586	
OLDE CEDAR	SIDEWALK REPAIRS	1450	25,000	0	0	0	0	Work In Process

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

OMB Approval No. 2577-0157 (Exp. 07/31/98)

Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	ROOF REPLACEMENT	1460	0	176,432	156,900	6,900		
	INVESTIGATE AND REPAIR 300 WINDOWS	1460	100,000	156,485	81,485	48,012	Work In Process	
	INTERIOR STAIRWELL REPAIRS	1460	150,000	150,000	112,296	23,046	Work In Process	
	REPAIR INTERCOMS	1460	25,000	25,000	4,174	4,174	Work In Process	
	INSTALL 47 ENTRY DOORS WITH PEEP HOLES	1460	150,000	150,000	0	4,698	Work In Process	
	APPLIANCES	1465	0	0	5,420	5,420	Completed	
	SUBTOTAL		450,000	767,004	360,275	92,250		
LAKEVIEW TERRACE	LANDSCAPING	1450	0	7,991	0	0		
	REPAIR SIDEWALKS AND EXTERIOR STAIRWELLS	1450	100,000	90,266	31,949	31,949	Work In Process	
	ELECTRICAL REPAIRS	1460	0	30,000	3,225	2,475	Work In Process	
	PLUMBING UPGRADE	1460	175,000	65,000	0	0	Work In Process	
	INSTALL SCREEN DOORS- PHASE 2	1460	25,000	105,000	113,046	24,790	Work In Process	

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				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	COMPREHENSIVE MODERNIZATION OF 20 UNITS	1460		2,141,000	375,272	8,370	720	Work In Process
	CARPET REPLACEMENT	1460		0	75,000	0	0	
	LAUNDRY ROOM RENOVATIONS	1460		0	0	0	0	
	APPLIANCES	1465		0	0	22,716	22,716	Completed
	SUBTOTAL			2,441,000	829,169	179,306	82,650	
CRESTVIEW APTS	TUCKPOINT BUILDING AND MAKE EXTERIOR STRUCTURAL REPAIRS	1460		400,000	808,919	0	0	Work In Process
	RELOCATE THERMOSTATS	1460		18,000	18,000	6,014	0	Work In Process
	REPLACE SCREEN DOOR HARDWARE	1460		4,500	4,500	0	0	Work In Process
	CARPET REPLACEMENT	1460		0	90,758	0	0	
	APPLIANCES	1465		0	9,025	9,025	9,025	Completed
	COMMUNITY ROOM RENOVATIONS	1470		25,000	25,000	14,462	1,662	Work In Process
	SUBTOTAL			447,500	956,202	29,501	10,687	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
KING KENNEDY SF		1460	0	13,320	23,850	23,850	23,850	
	BATHROOMS	1460	0	5,000	0	0	0	
	APPLIANCES	1465	0	0	4,832	4,832	4,832	Completed
	SUBTOTAL		0	168,320	28,682	28,682	28,682	
KING KENNEDY SE	UTILIZATION STUDY	1430	0	29,198	29,198	29,198	29,198	
	SUBTOTAL		0	29,198	29,198	29,198	29,198	
WADE APARTMENTS	ADDITIONAL PLAYGROUND EQUIPMENT	1450	3,000	3,000	0	0	0	Work In Process
	EXTERIOR LIGHTING	1450	0	20,000	0	0	0	
	REPLACE OR IMPROVE LIGHTING IN THE STAIRWELLS OF THE FAMILY BUILDING	1460	15,000	15,000	0	0	0	Work In Process
	NEW TILE IN FAMILY UNITS 33 UNITS	1460	17,000	17,000	0	0	0	Work In Process
	INSTALL HANDRAILS	1460	3,300	3,300	0	0	0	Work In Process
		1460	25,000	25,000	0	0	0	Work In Process

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
	APPLIANCES	1465	0	57,600	7,203	7,203	7,203	Completed
	SUBTOTAL		63,300	145,801	7,203	7,203	7,203	
SPRINGBROOK	A/E SERVICES FOR SPRINGBROOK	1430	0	14,735	0	0	0	
	ELECTRICAL UPGRADE FOR AIR CONDITIONING INSTALL AT ADDISON	1430	0	9,400	9,400	9,400	9,400	
	TANK REMOVAL	1450	0	0	0	0	0	
	SIDEWALK REPLACEMENT (F)	1450	20,000	20,000	13,725	9,441	9,441	Work In Process
	LOBBY RENOVATIONS	1460	0	24,275	9,725	0	0	
	REPAIR CONCRETE ON PORCHES AND INSTALL HANDRAILS (F)	1460	25,000	275,000	9,550	9,550	9,550	Work In Process
	UPGRADE ELECTRICAL FOR A/C	1460	300,000	25,112	68,549	68,549	68,549	Work In Process
	REPLACE FURNACES AS NEEDED (F)	1460	13,000	13,000	0	0	0	Work In Process
	COMP MODERNIZATION	1460	0	22,992	18,313	0	0	
	CARPET REPLACEMENT	1460	0	75,000	0	0	0	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	INSTALL GFIS IN BATHROOM AND KITCHENS- ALL UNITS (F)	1460		10,000	75,000	0	0	0 Work In Process
	UPGRADE PORCH LIGHTING (F)	1460		15,000	15,000	0	0	0 Work In Process
	APPLIANCES	1465		0	63,360	6,639	6,639	6,639 Completed
	SUBTOTAL			383,000	632,874	135,901	103,579	
WILLSON TOWER	LANDSCAPING	1450		0	27,750	0	0	
	REPAIR EXTERIOR MASONRY AND TUCK POINTING (HR)	1460		200,000	1,355,910	17,240	14,988	14,988 Work In Process
	REPALCE ALL SECURITY SCREEN DOORS	1460		15,000	1,500	0	0	0 Work In Process
	INSTALL WINDOW SCREENS (F)	1460		25,000	25,000	0	0	0 Work In Process
	REPLACE CHILLER UNIT AT WILSON TOWER	1460		0	13,500	12,986	12,986	
	APPLIANCES	1465		0	934	934	934	934 Completed
	SUBTOTAL			240,000	1,426,094	31,835	29,583	
RIVERVIEW TOWER	TANK REMOVAL	1450		0	0	0	0	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	REPAVE AND RESTRIPE PARKING LOT	1450	0	160,777	1,485	745	Work In Process	
	INSTALL LOBBY CCTY SYSTEM	1460	6,000	6,000	1,075	1,075	Work In Process	
	STRUCTURAL REPAIRS	1460	0	60,000	0	0		
	RENOVATE EXISTING LAUNDRY ROOMS	1460	100,000	40,000	500	0	Work In Process	
	COMPACTOR INSTALLATION	1460	0	16,395	16,395	16,395		
	REPLACE DOORS	1460	0	7,350	0	0		
	APPLIANCES	1465	0	0	22,411	22,411	Completed	
	UPGRADE COMMUNITY ROOM KITCHEN	1470	25,000	25,000	1,395	0	Work In Process	
	SUBTOTAL		131,000	315,522	43,261	40,626		
KING KENNEDY NF	FENCING	1450	0	0	13,995	13,995		
	RENOVATE ENTRANCEWAY, LOBBY, COMMUNITY ROOM	1460	75,000	12,935	20,915	12,935	Work In Process	
	SUBTOTAL		75,000	12,935	34,910	26,930		
KING KENNEDY NE	APPLIANCES	1465	0	2,291	2,291	2,291	Completed	
	SUBTOTAL		0	2,291	2,291	2,291		

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 Office of Public and Indian Housing

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
MANHATTAN	PLUMBING REPAIRS	1460	0	15,000	0	0	0	
	HALLWAY LIGHTING	1460	0	14,540	7,500	0	0	
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	7,500	11,062	675	Work In Process	
	APPLIANCES	1465	0	1,034	1,034	1,034	Completed	
	SUBTOTAL		6,000	38,074	19,596	1,709		
PARK DENISON	ELECTRICAL REPAIRS	1460	0	64,000	0	0		
	UPGRADE HALLWAY LIGHTING	1460	10,000	10,000	7,062	7,062	Work In Process	
	VENTILATION SYSTEM	1460	0	10,000	0	0		
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	3,000	0	0	Work In Process	
	SUBTOTAL		16,000	87,000	7,062	7,062		
LARONDE APTS	INSTALL HANDRAILS IN HALLWAYS	1460	25,000	9,695	9,695	9,695	Completed	
	CARPET REPLACEMENT	1460	0	12,798	0	0		
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	0	0	Work In Process	
	APPLIANCES	1465	0	0	4,281	4,281	Completed	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
SUBTOTAL				31,000	28,493	13,976	13,976	
LAKEVIEW TOWER	A/E SERVICES FOR ROOF REPLACEMENT	1430	0	0	11,250	11,250	7,500	
	BULDING SIGNAGE	1450	20,000	20,000	0	0	0	Work In Process
	REPLACE BROKEN SECURITY CAMERA SYSTEM	1460	25,000	25,000	5,895	2,931	2,931	Work In Process
	ROOF REPAIRS	1460	0	290,000	0	0	0	
	WINDOW REPLACEMENT	1460	0	31,000	38,301	0	0	
	UPGRADE INTERCOM SYSTEM	1460	25,000	25,000	5,850	5,850	5,850	Work In Process
	UPGRADE KITCHENS	1460	50,000	71,128	9,417	9,417	9,417	Work In Process
	HALLWAY LIGHTING	1460	0	25,000	0	0	0	
	APPLIANCES	1465	0	7,360	7,360	7,360	7,360	Completed
	RENOVATE MANAGEMENT OFFICE	1470	25,000	25,000	0	0	0	Work In Process
SUBTOTAL				145,000	530,738	78,074	33,059	
ADDISON TOWNHOUSES	REPAIR ALL DAMAGED SIDEWALKS	1450	15,000	0	0	0	0	Work In Process
	WROUGHT IRON FENCE	1450	75,000	210	210	210	210	Completed
	STRUCTURAL REPAIRS	1460	70,000	70,000	0	0	0	Work In Process

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
APPLIANCES		1465	0	2,252	2,447	2,447	2,447	Completed
SUBTOTAL				160,000	72,462	2,657	2,657	
BELLAIRE GARDENS	SIDEWALK REPAIRS (A)	1450		25,000	0	0	0	Work In Process
	MAILBOX INSTALLATION	1450		0	20,000	0	0	
		1450		15,000	15,000	0	0	Work In Process
	BUILDING SIGNAGE TO INCLUDE SPANISH	1450		15,000	15,000	0	0	Work In Process
	LOBBY RENOVATION	1460		0	9,366	0	0	
	INSTALL HANDRAILS IN ONE ELDERLY BLD	1460		20,000	0	0	0	Work Item Deleted
	ELECTRICAL UPGRADE	1460		0	25,000	0	0	
	CARPET INSTALLATION	1460		0	30,000	0	0	
	PAINTING AND PLASTERING	1460		0	53,793	24,840	24,840	
	INSTALL LOBBY CCT.V. SYSTEM	1460		15,000	15,000	1,488	1,488	Work In Process
APPLIANCES		1465		0	0	2,935	2,935	Completed
SUBTOTAL				90,000	183,159	29,263	29,263	
ADDISON SQUARE	STRUCTURAL REPAIRS	1460		0	724,530	0	0	

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				Original	Revised(1)	Obligtd(2)	Funds Expndd(2)	
1460			300,000	357,635	464,334	464,334	464,334	Work In Process
1460	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	0	0	0	Work In Process
1465	APPLIANCES	1465	0	49,920	21,416	21,416	21,416	
1470	COMMUNITY ROOM RENOVATIONS	1470	5,000	5,000	500	500	0	Work In Process
	SUBTOTAL		311,000	1,143,085	486,250	486,250	485,750	
BEACHCREST	INVESTIGATE AND CORRECT PLUMBING PROBLEM ON FIRST FLOOR	1460	200,000	200,000	37,409	37,409	27,805	Work In Process
1460	CARPET REPLACEMENT	1460	0	47,731	0	0	0	
1460	PAINT AND PLASTER HALLWAYS, LAUNDRY ROOM AND COMMON AREAS DUE TO WATER DAMAGE	1460	75,000	75,000	70,663	70,663	45,032	Work In Process
1460	UPGRADE BUILDING VENTILATION	1460	50,000	6,550	6,550	6,550	750	Work In Process
1460	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	1,498	1,498	1,498	Work In Process
1465	APPLIANCES	1465	0	0	16,316	16,316	16,316	Approved Expenditure
1470	COMMUNITY CENTER RENOVATIONS	1470	65,000	14,125	14,125	14,125	14,125	Work In Process

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				Original	Revised(1)	Funds Obligtgd(2)	Funds Expndd(2)	
	SUBTOTAL		396,000	349,406	146,560	105,525		
SCRANTON CASTLE/EXT	ELECTRICAL REPAIRS	1460	0	85,000	0	0		
	REPLACE NORTHSIDE SPRINKLER	1460	200,000	468,900	22,960	19,286	Work In Process	
	CARPET REPLACEMENT	1460	0	52,146	0	0		
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	5,970	0	Work In Process	
	APPLIANCES	1465	0	0	7,799	7,799		
	SUBTOTAL		206,000	612,046	36,729	27,085		
APTHORP TOWER	REPAIR OF SIDEWALK CRACKS/PARKING AREA	1450	10,000	10,000	0	0	Work In Process	
	EXTERIOR BUILDING AND STRUCTURAL REPAIRS	1460	250,000	250,000	280,305	0	Work In Process	
	HEATING REPAIRS	1460	0	0	13,602	13,602		
	REPLACE WINDOWS	1460	400,000	400,000	0	0	Work In Process	
	CARPET REPLACEMENT	1460	0	95,720	0	0		
	APPLIANCES	1465	0	0	0	0		
	SUBTOTAL		660,000	755,720	293,907	13,602		

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				Original Revised(1)	Obllgtd(2)	Funds Expndd(2)	Funds	
MOUNT AUBURN	CARPET REPLACEMENT	1460	0	47,266	0	0	0	0
	WEATHERIZE BALCONY DOORS AND RECAULK WINDOWS	1460	25,000	25,000	0	0	0	0 Work In Process
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	0	0	0	0 Work In Process
	APPLIANCES	1465	0	0	84	84	84	84 Completed
	MANAGEMENT OFFICE A/C	1470	10,000	10,000	5,970	5,970	5,970	0 Work In Process
	COMMUNITY CENTER A/C	1470	25,000	25,000	0	0	0	0 Work In Process
	SUBTOTAL		66,000	113,266	6,054	6,054	6,054	84
LORAIN SQUARE	REPLACE LOBBY DOORS	1460	5,000	5,000	3,150	3,150	3,150	0 Work In Process
	APPLIANCES	1465	0	1,800	-2,075	-2,075	-2,075	-2,075 Completed
	SUBTOTAL		5,000	6,800	1,075	1,075	1,075	-2,075
MILES ELMARGE	INSTALL SECURITY CAMERA IN PARKING LOT	1450	15,000	15,000	12,932	12,932	12,932	0 Work In Process
	INSTALL BLACK ELECTRIC KEY ACCESS SYSTEM	1460	10,000	10,000	7,680	7,680	7,680	7,680 Work In Process
	CARPET REPLACEMENT	1460	0	55,585	0	0	0	0
	UPGRADE KITCHENS AND BATHROOMS	1460	65,000	65,000	882	882	882	882 Work In Process

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							Funds	Funds	
	INSTALL LOBBY CCT.V. SYSTEM	1460			6,000	6,000	6,000	0	Work In Process
	APPLIANCES	1465			0	9,591	9,591		
	SUBTOTAL				96,000	151,585	37,085	18,153	
BOHN TOWER	REPLACE WORN OUT RECREATION EQUIPMENT	1450			10,000	1,284	1,284		0 Work In Process
	CLEAN THE SANITARY LINES ON EACH FLOOR	1460			50,000	6,888	6,888		0 Work In Process
	REPLACE FIFTEEN FIRE DOORS ANNUALLY	1460			12,000	0	0		0 Work In Process
	INSTALL LOBBY CCT.V. SYSTEM	1460			6,000	3,500	3,500		3,500 Work In Process
	APPLIANCES	1465			0	31,839	31,839		Completed
	SUBTOTAL				78,000	78,000	43,511	35,339	
DOAN BARDWELL	INSTALL NEW ROOFS AND VINYL SIDING	1460			50,000	315	315		
	SUBTOTAL				50,000	315	315		
UNION SQUARE	UPGRADE FIRST FLOOR RESTROOMS	1460			12,000	9,225	9,225		9,225 Work In Process
	CANOPY AT MAIN ENTRANCE	1460			5,000	1,030,000	713,900		0 Work In Process

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	CARPET REPLACEMENT	1460	0	43,631	0	0	0	
	UPGRADE KITCHENS AND BATHROOMS	1460	65,000	59,000	9,725	9,725	9,725	Work In Process
	INSTALL LOBBY CCT.V. SYSTEM	1460	6,000	6,000	0	0	0	Work In Process
	APPLIANCES	1465	0	0	0	0	0	
	COMMUNITY CENTER RENOVATIONS	1470	0	6,000	4,622	0	0	
	SUBTOTAL		88,000	1,156,631	737,472	18,950		
HARVARD TOWNHOUSES	RESURFACE AND RESTRIPE PARKING LOT	1450	5,000	5,000	0	0	0	Work In Process
	DOORBELLS--ALL UNITS	1460	1,000	1,000	0	0	0	Work In Process
	APPLIANCES	1465	0	201	201	201	201	Completed
	SUBTOTAL		6,000	6,201	201	201		
JEFFERSON WEST 5TH	PORCH REPAIRS AS NEEDED	1460	12,000	12,000	8,200	8,200	8,200	Work In Process
	SUBTOTAL		12,000	12,000	8,200	8,200		
EUCLID BEACH GARDENS	ELECTRICAL UPGRADE	1460	0	7,500	7,500	7,500	7,500	
	RENOVATE AND UPGRADE BOTH ELEVATORS	1460	350,000	350,000	267,415	0	0	Work In Process

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	REPLACE CARPET AS NEEDED	1460		25,000	52,906	16,546	16,546	Work In Process
	REPLACE COMPACTOR	1460		25,000	8,605	8,861	8,861	Work In Process
	APPLIANCES	1465		0	0	14,884	14,884	Completed
	REPLACE DUMPSTER	1475		8,000	8,000	2,993	2,993	Work In Process
	SUBTOTAL			408,000	427,011	318,199	50,784	
WEST BOULEVARD	REPAIR BALCONIES	1460		20,000	20,000	0	0	Work In Process
		1460		0	0	0	0	Work In Process
	CARPET REPLACEMENT	1460		0	63,165	0	0	
	RESEAL WINDOW IN NORTH APARTMENTS AND PATIO DOORS	1460		20,000	20,000	20,536	736	Work In Process
	APPLIANCES	1465		0	0	0	0	
	SUBTOTAL			40,000	103,165	20,536	736	
OAKWOOD VILLAS	LEVEL SIDEWALKS	1450		25,000	25,000	18,955	18,205	Work In Process
	INSTALL WATERPROOF GFI SWITCHES ON PATIOS	1460		5,000	38,000	23,802	575	Work In Process
	INSTALL BATHROOM GRAB BARS- ALL UNIT	1460		25,000	0	0	0	

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				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds	
	REPLACE DOOR BELLS ALL UNITS	1460	0	15,000	0	0	0	0
	APPLIANCES	1465	0	0	2,789	2,789	2,789	0
	SUBTOTAL			70,000	63,000	45,546	21,569	
PURITAS GARDENS	REPLACE SIDEWALKS AND RESURFACE PARKING LOT	1450		25,000	25,000	0	0	0 Work In Process
	SUBTOTAL			25,000	25,000	0	0	
BELLAIRE TOWNHOMES	DRIVEWAY REPAIR	1450		20,000	20,000	0	0	0 Work In Process
	EMERGENCY PLUMBING REPAIR	1450		0	16,990	0	0	
	NEW ROOFING	1460		200,000	200,000	0	0	0 Work In Process
	APPLIANCES	1465		0	357	357	357	357 Completed
	SUBTOTAL			220,000	237,347	357	357	
NOAH EAST	INSTALL PERIMETER FENCE	1450		2,500	32,500	32,420	18,420	Work In Process
	REPAIR BACKYARD FENCE	1450		2,000	2,000	8,240	0	Work In Process
	TEN SCREEN DOORS NEED TO BE REPLACE AND /OR REPAIRED	1460		2,000	2,000	1,802	1,802	Work In Process
	SUBTOTAL			6,500	36,500	42,462	20,222	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
SCATTERED REHAB	REPAIR DRIVEWAYS	1450		25,000	25,000	28,350	28,350	28,350 Work In Process
	STRUCTURAL REPAIRS	1460		25,000	25,000	39,939	39,939	8,774 Work In Process
	REPLACE ROOFS AS NEEDED	1460		65,000	65,000	43,989	43,989	43,989 Work In Process
	REPLACE SECURITY SCREEN DOORS	1460		20,000	20,000	0	0	0 Work In Process
	WALTON ERIN NEED ALL WINDOWS REPLACE AND NINE OF THE TEN AT W.98th AND LONDON NEED TO BE REPLACED	1460		25,000	25,000	14,619	14,619	14,619 Work In Process
	WATERPROOF BASEMENTS	1460		20,000	20,000	14,314	14,314	8,174 Work In Process
	REPLACE VINYL SIDING	1460		15,000	15,000	11,755	11,755	11,755 Work In Process
	PATIO DOORS ARE NEEDED IN NINE OF THE TEN UNITS AT W.98th AND LONDON	1460		10,000	10,000	8,653	8,653	8,203 Work In Process
	REPAIR PORCHES	1460		20,000	20,000	8,830	8,830	0 Work In Process
	APPLIANCES	1465		0	0	3,912	3,912	3,912 Completed
	SUBTOTAL			225,000	225,000	174,361	174,361	127,776
OAKWOOD GARDENS	LANDSCAPING FOR FRONT AND BACK YARDS	1450		10,000	10,000	745	745	745 Work In Process
	REPLACE FIVE ROOFS	1460		25,000	25,000	23,400	23,400	23,400 Work In Process

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				Original	Revised(1)	Funds Obligd(2)	Funds Expndd(2)	
	REPLACE CARPET IN UNITS -ALL UNITS	1460	25,000	25,000	1,170	1,170	1,170	Work In Process
	APPLIANCES	1465	0	830	830	830	830	Completed
	SUBTOTAL		60,000	60,830	26,145	26,145	26,145	
SCATTERED TOWNHOUSES	REPAIR DRIVEWAYS	1450	30,000	30,000	29,567	29,567	24,330	Work In Process
	STRUCTURAL REPAIR	1460	50,000	50,000	19,637	19,637	19,637	Work In Process
	REPLACE ROOFS (13 HOMES)	1460	40,000	48,790	38,790	38,790	23,790	Work In Process
	REPLACE SECURITY SCREEN DOORS	1460	20,000	20,000	18,165	18,165	0	Work In Process
	REPLACE WINDOWS	1460	50,000	41,210	31,888	31,888	31,888	Work In Process
	WATERPROOF BASEMENTS	1460	20,000	20,000	2,167	2,167	2,167	Work In Process
	REPLACE VINYL SIDING	1460	15,000	15,000	0	0	0	Work In Process
	REPAIR PORCHES	1460	20,000	20,000	0	0	0	Work In Process
	APPLIANCES	1465	0	10,327	10,327	10,327	10,327	Completed
	SUBTOTAL		245,000	255,327	151,271	151,271	112,869	
FAIRWAY MANOR	TANK REMOVAL	1450	0	0	0	0	0	

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				Original Revised(1)	0bligtd(2)	Funds Expndd(2)	Funds	
	INSTALL EXHAUST FANS IN UNITS	1460	10,000	10,000	0	0	0	Work In Process
	APPLIANCES	1465	0	8,971	8,971	8,971	8,971	Completed
	SUBTOTAL		10,000	18,971	8,971	8,971	8,971	
	AGENCY WIDE VACANCY REDUCTION	1460	210,600	210,600	37,136	37,136	37,136	
	BENEFITS FOR WI 275000	1460	0	0	10,334	10,334	10,334	Completed
	SUBTOTAL		210,600	210,600	47,471	47,471	47,471	
	GRAND TOTALS		34,441,344	34,340,024	15,399,199	12,405,948		

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**Capital Fund Program (CFP)**

**FY2001**

**Annual Statement/Performance and Evaluation Report**

HUD-52837

**As of 6/30/02**

**24 pages**

PHA/IHA Name: CUYAHOGA METROPOLITAN HOUSING AUTHORITY  
 Comprehensive Grant Number: OH12P00350101  
 FFY of Grant Approval: 2001  
 Original Annual Statement: Reserve for Disasters/Emergencies  
 Revised Annual Statement/Revision#: X\_ Performance and Evaluation Report for Program Year Ending 06/30/02  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvement	5,736,332	-198,232	4,529,047	4,529,047
4	1410 Administration	3,024,827	800,000	1,306,196	1,306,196
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	567,511	350,000	199,663	132,414
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,757,000	-78,259	37,137	29,150
10	1460 Dwelling Structures	16,427,325	2,945,577	321,617	129,221
11	1465.1 Dwelling Equipment - Nonexpendable	350,000	0	862	-7,888
12	1470 Nondwelling Structures	315,000	480,693	45,059	20,766
13	1475 Nondwelling Equipment	819,000	-25,255	266,371	96,105
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	120,000	0	70,000	4,808
17	1498 Mod Used for Development	2,315,032	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	1,545,006	-4,425	0	24,364
19	Amt of Annual Grant (Sum of lines 2 - 18)	32,977,033	4,270,099	6,775,953	6,264,182
20	Amt of line 19 Related to LBP Activities	0	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	0	0	0	0
23	Amt of line 19 Related to Energy Conservatn Measures	0	0	0	0

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
1408	ANNUAL PAC COMP GRANT TRAINING SESSION ADN OTHER MODERNIZATION WORKSHOPS	1408	20,000	0	10,000	10,000		
1408	RESIDENT TRAINING FOR SECTION 3 BUSINESSES	1408	70,000	0	-5,440	-5,440		
1408	POLICE AND SECURITY PERSONNEL	1408	5,616,332	-198,232	3,378,000	3,378,000		
1408	CONSTRUCTION DEPT. STAFF TRAINING	1408	30,000	0	2,932	2,932		
1408	BENEFITS FOR WI 107000	1408	0	0	1,143,556	1,143,556		
1410	COST ALLOCATION	1410	800,000	800,000	904,443	904,443		
1410	NONTECHNICAL SALARIES CC 400	1410	1,183,212	0	378,639	378,639		Approved Expenditure
1410	BENEFITS FOR WI 201000	1410	364,394	0	23,113	23,113		Approved Expenditure
1410	SALARIES OF IN-HOUSE CONSTRUCTION STAFF	1410	677,221	0	0	0		Approved Expenditure
1430	BENEFITS FOR WI 299000	1430	217,511	0	0	0		Approved Expenditure
1430	A/E SERVICE FOR MISCELLANEOUS AND VARIOUS PROJECTS	1430	350,000	277,440	120,112	102,264		Approved Expenditure

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	SIDEWALK REPLACEMENTS TO CORRECT HADARDOUS CONDITIONS	1450		200,000	-96,025	0	0	0
	AGENCY WIDE ADA UPGRADES	1460		140,000	0	690	690	Approved Expenditure
	FORCE ACCOUNT LABOR FOR VACANCY REDUCTION	1460		200,000	0	0	0	0
	AGENCY WIDE APPLIANCES	1465		350,000	0	4,311	191	
	AGENCY-WIDE PLUMBING, ELECTRIC, AND STRUCTURAL REPAIRS TO VARIOUS COMMUNITY AND DAY CARE FACILITIES	1470		150,000	0	1,151	918	
	PURCHASE 30 DUMPSTERS FOR VARIOUS SITES	1475		75,000	0	0	0	
	REPLACE 7 VEHICLES FOR POLICE DEPT.	1475		150,000	-25,255	0	0	
	PROVIDE OR REPLACE COMPUTERS AT ALL ESTATES	1475		100,000	0	0	0	
	EQUIPMENT AND SUPPLIES REQUIRED BY THE CONSTRUCTION DEPT.	1475		150,000	0	25,395	9,434	

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				Original Revised(1)	Obligtd(2)	Funds Expndd(2)	Funds Expndd(2)
						Stat of Proposed	Stat of Proposed
						Wrk(2)	Wrk(2)
	REPLACE 3 VEHICLES FOR CONSTRUCTION DEPT. ONE GLIDER GARBAGE TRUCK PICK UP TRUCK FOR TRANSPORTATION HEAVY DUTY VANS (4)	1475		264,000	0	235,536	86,672
	WAREHOUSE EQUIPMENT	1475		50,000	0	5,440	0
	LEAD EQUIPMENT/TESTING	1475		30,000	0	0	0
	RELOCATION COSTS FOR RESIDENTS	1495		120,000	0	70,000	4,808
	REPLACEMENT HOUSING FOR DEMOLISHED UNITS AGENCY-WIDE	1498		2,315,032	0	0	0
	AGENCY WIDE CONTINGENCY FUND	1502		1,545,006	-4,425	0	24,364
	SUBTOTAL			15,167,708	753,503	6,317,789	6,064,583
VALLEYVIEW	LANDSCAPING AND SIDEWALK REPAIRS	1450		40,000	0	0	0
	REPAIR PARKING LOT	1450		60,000	0	0	0
	REPAIR STOOPS AND RAILINGS REPAIR CANOPY	1460		120,000	0	0	0
	UPGRADE ELECTRICAL	1460		60,000	0	0	0
	REPLACE SCREEN DOORS	1460		25,000	0	10,315	10,315

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				Original Revised(1)	Obligt(2)	Funds Expndd(2)	Funds	
	PLANNING FUNDS FOR MODERNIZATION OF ALL UNITS	1460		200,000	0	1,400	0	
	STEAM LINE REPAIRS	1460		125,000	0	6,188	4,576	
	INSTALL DOOR FRAMES ON 19 BUILDINGS	1460		100,000	100,000	0	0	
	SUBTOTAL			730,000	100,000	15,859	12,847	
OUTHWAITE HOMES	ELECTRICAL UPGRADES ON NON-MOD UNITS	1460		350,000	0	0	0	Approved Expenditure
	PLUMBING UPGRADES IN NON-MOD UNITS	1460		100,000	0	7,097	0	Approved Expenditure
	INSTALL RAILING ON EXTERIOR STAIRWELLS	1460		50,000	0	0	0	Approved Expenditure
	APPLIANCES	1465		0	0	-210	-210	
	MOD. MANAGEMENT OFFICE	1470		0	197,466	0	0	Work In Process
	SUBTOTAL			500,000	197,466	6,887	-210	
WOODHILL HOMES	UPGRADE PLAYGROUNDS	1450		50,000	0	1,400	600	Approved Expenditure
	REPAIR EXTERIOR STAIRWELLS AND INSTALL HANDRAILS	1460		75,000	0	0	0	Approved Expenditure

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				Original Revised(1)	Obligt(2)	Funds Expndd(2)	Funds	
	OFFICE RENOVATIONS	1470		0	59,740	0	0	
	SUBTOTAL			125,000	59,740	1,703	903	
WOODHILL SCATTERED	SECURITY SCREEN DOORS	1460		1,500	0	0	0	Approved Expenditure
	SUBTOTAL			1,500	0	0	0	
CARVER PARK	SEWER REPAIRS- B BLOCK	1450		500,000	0	0	0	Approved Expenditure
	ELECTRICAL UPGRADES FOR A/B BLOCK	1460		400,000	0	8,133	575	Approved Expenditure
	COMPREHENSIVE MODERNIZATION OF 82 UNITS	1460		4,200,000	0	0	0	Approved Expenditure
	APPLIANCES	1465		0	0	-195	-195	
	SUBTOTAL			5,100,000	0	7,938	380	
RIVERSIDE PARK	TRASH ENCLOSURES	1450		50,000	0	0	0	Approved Expenditure
	LANDSCAPING	1450		50,000	0	0	0	Approved Expenditure
	REPAVE PARKING LOTS	1450		100,000	0	0	0	Approved Expenditure
	REPLANCE ROOFS	1460		250,000	0	0	0	Approved Expenditure
	APPLIANCES	1465		0	0	-342	-342	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	SUBTOTAL			450,000	0	-342	-342	
CEDAR EXT FAMILY	STRUCTURAL REPAIRS	1430		0	17,280	8,376	8,376	Approved Expenditure
	EXTERIOR BUILDING REPAIRS	1460		400,000	0	2,169	1,420	Approved Expenditure
	ELECTRICAL UPGRADES	1460		200,000	0	13,850	0	Approved Expenditure
	PLUMBING UPGRADE TO INCLUDE BATHTUB HANDRAILS FOR ELDERLY RESIDENTS	1460		200,000	0	0	0	Approved Expenditure
	REPAIR INTERIOR STEPS AND INSTALL HANDRAILS	1460		50,000	0	0	0	Approved Expenditure
	REPLACE EXTERIOR DOORS AND DOOR JAMS	1460		60,000	0	0	0	Approved Expenditure
	SUBTOTAL			910,000	17,280	24,395	9,796	
GARDEN VALLEY	REPAIR PLAYGROUND	1450		40,000	0	0	0	Approved Expenditure
	REPAIR SEWER SYSTEM AND PLUMBING BASED UPON 2000 A/E STUDY	1450		250,000	0	0	0	
	REPAIR INTERIOR HANDRAILS	1460		100,000	0	17,900	17,900	Approved Expenditure

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)		
	ELECTRICAL REPAIRS INSTALL GFI'S IN UNITS	1460		325,000	0	0	0	0	0
	SUBTOTAL			715,000	0	17,900	17,900		
OLDE CEDAR	REPLACE WINDOWS IN 2 BUILDINGS	1460		800,000	0	9,866	0		
	REPLACE KITCHEN CABINETS (10 UNITS)	1460		100,000	0	0	0		
	REPAINT/REPAIR BALCONIES	1460		100,000	0	0	0	0	0
	SUBTOTAL			1,000,000	0	9,866	0		
LAKEVIEW TERRACE	STRUCTURAL REPAIRS	1460		0	4,425	0	0	0	Work In Process
	UPGRADE PLUMBING IN TOWNHOUSE UNITS	1460		100,000	0	0	0	0	Approved Expenditure
	INSTALL WINDOW SCREENS	1460		20,000	0	0	0	0	Approved Expenditure
	COMPREHENSIVE MODERNIZATION OF 20 UNITS	1460		2,850,000	1,218,287	1,100	0		
	INSTALL NEW BOILER	1460		50,000	0	0	0		

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	REPAIR/RREPLACE FENCING	1460		50,000	0	0	0	0 Approved Expenditure
	SUBTOTAL			3,070,000	1,222,712	-1,786	-2,886	
CRESTVIEW APTS	REPAIR PARKING LOT	1450		100,000	0	0	0	0 Approved Expenditure
	ADA UPGRADES ON UNITS	1460		12,000	0	0	0	0 Approved Expenditure
	REMODEL COMMUNITY ROOM KITCHEN	1470		75,000	0	0	0	0 Approved Expenditure
	SUBTOTAL			187,000	0	0	0	
KING KENNEDY SF	INSTALL SECURITY CAMERA/SECURITY SYSTEM IN HIGH RISE	1460		30,000	0	0	0	0 Approved Expenditure
	MOVE THERMOSTATS AWAY FROM STOVES	1460		100,000	0	194	0	0 Approved Expenditure
	APPLIANCES	1465		0	0	342	342	
	OFFICE RENOVATIONS	1470		0	223,487	18,327	17,172	
	SUBTOTAL			130,000	223,487	18,863	17,514	
WADE APARTMENTS		1430		0	0	0	0	
	LANDSCAPING	1450		15,000	0	0	0	0 Approved Expenditure

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				Original Revised(1)	Obligt(2)	Funds Expndd(2)	Funds		
	FURNITURE FOR COMMUNITY ROOM, LOUNGE, AND MANAGEMENT OFFICE	1460		12,000	0	2,745	2,745	Approved	Expenditure
	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0	Approved	Expenditure
	INSTALL INTERCOMS IN THE MAIN ENTRY- WAYS OF TEH FAMILY UNITS	1460		15,000	0	0	0	Approved	Expenditure
	INSTALL SHOWERS IN FAMILY UNITS	1460		100,000	0	5,817	5,517	Approved	Expenditure
	CONVERT ONE UNIT TO LAUNDRY ROOM (F)	1460		50,000	0	0	0	Approved	Expenditure
	INSTALL 32 FIRE DOORS	1460		30,000	0	0	0	Approved	Expenditure
	APPLIANCES	1465		0	0	0	0		
	SUBTOTAL			232,000	0	8,562	8,262		
SPRINGBROOK	STRUCTURAL REPAIRS	1430		0	22,870	38,765	18,006	Approved	Expenditure
	RE-PAVE AND RE-STRIPE PARKING LOT	1450		25,000	0	0	0		
	RENOVATE MANAGEMENT OFFICE	1460		15,000	0	0	0	Approved	Expenditure

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed	Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)		
	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0		0
	REPLACE FURNACES	1460		13,000	0	0	0	0	Approved Expenditure
	REPAIR STAIRWELLS	1460		12,325	0	0	0	0	
	UPGRADE KITCHENS AND BATHROOMS	1460		65,000	0	0	0	0	
	REPLACE STAIRWELL LIGHTS (H)	1460		25,000	0	0	0	0	
	INSTALL SHOWERS AND BATHROOM VENTS	1460		100,000	0	4,093	3,848		
	UPGRADE COMPACTOR CHUTE	1460		20,000	0	0	0	0	
	REPLACE HALLWAY ENTRANCE DOORS (F)	1460		36,000	0	0	0	0	
	SUBTOTAL			321,325	22,870	42,858	21,853		
WILLSON TOWER	STRUCTURAL REPAIRS	1430		0	32,410	32,410	3,768	Approved Expenditure	
	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0		
	REPLACE ROOF (HR)	1460		90,000	0	0	0	0	
	REPLACE WINDOWS (F)	1460		75,000	0	0	0	0	

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				Original Revised(1)	Obliqtd(2)	Funds Expndd(2)	Stat of Proposed Wrk(2)
	EXTERIOR MASONRY REPAIRS (F)	1460		50,000	0	0	0
	SUBTOTAL			225,000	32,410	32,410	3,768
RIVERVIEW TOWER	INSTALL NEW TRASH COMPACTOR	1460		120,000	120,000	1,988	1,988
	SUBTOTAL			120,000	120,000	1,988	1,988
KING KENNEDY NF	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0
	EXTERIOR BUILDING REPAIRS	1460		80,000	0	0	0
	UPGRADE INTERIOR CAB OF ELEVATOR	1460		15,000	0	0	0
	ADA UPGRADES FOR LOBBY BATHROOMS	1460		12,000	0	0	0
	SUBTOTAL			117,000	0	0	0
MANHATTAN	REPLACE CIRCUIT BREAKERS INSTALL EXHAUST FANS	1460		25,000	0	0	0
	SUBTOTAL			25,000	0	0	0

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)
PARK DENISON	REPLACE CARPETING IN ALL UNITS	1460		25,000	0	0	0
	REPLACE CIRCUIT BREAKERS	1460		25,000	0	6,575	0
	SUBTOTAL			50,000	0	6,575	0
LARONDE APTS	REPAIR RISERS	1460		30,000	0	1,742	1,742
	REPLACE INTERCOM SYSTEM	1460		25,000	0	0	0
	UPGRADE COMMUNITY ROOM KITCHEN	1470		10,000	0	0	0
	SUBTOTAL			65,000	0	1,742	1,742
LAKEVIEW TOWER	RESURFACE AND RESTRIPE PARKING LOT AND ADD SPEED BUMPS	1450		50,000	0	0	0
	WETHER SEAL EXTERIOR	1460		150,000	0	0	0
	INSTALL NEW BOILER	1460		175,000	0	22,940	22,940
	UPGRADE HALLWAY LIGHTING	1460		35,000	0	0	0
	SUBTOTAL			410,000	0	22,940	22,940
ADDISON TOWNHOUSES	INSTALL SECURITY SCREEN DOORS AND WINDOWS	1460		15,000	0	0	0

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						Funds Expndd(2)	Funds	
	SUBTOTAL			15,000	0	0	0	0
BELLAIRE GARDENS	REPAIR DRIVEWAYS AND RESURFACE LOTS	1450		85,000	0	0	0	0 Approved Expenditure
	INSTALL HANDRAILS	1460		25,000	0	0	0	0 Approved Expenditure
	UPGRADE PLUMBING (A)	1460		200,000	0	0	0	0 Approved Expenditure
	REPLACE VALVES IN HEATING SYSTEM (B)	1460		100,000	0	0	0	0 Approved Expenditure
	INTERIOR SIGNAGE	1460		25,000	0	0	0	0 Approved Expenditure
	UPGRADE LAUNDRY ROOMS (A&B)	1460		35,000	0	558	558	558 Approved Expenditure
	RENOVATE DAY CARE CENTER	1470		70,000	0	5,670	2,675	2,675 Approved Expenditure
	SUBTOTAL			540,000	0	6,228	3,233	
ADDISON SQUARE	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	8,074	0	
	SECURITY DOORS	1460		0	16,818	0	0	
	DEMOLITION	1460		0	191,470	0	0	

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	REPLACE DOORS	1460	0	10,042	0	0	0	
	APPLIANCES	1465	0	0	0	0	0	
	SUBTOTAL		10,000	218,330	8,074	0	0	
BEACHCREST	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460	20,000	0	0	0	0	
	ADDITIONAL PLUMBING AND SEWER REPAIR	1460	120,000	0	0	0	0	
	NEW CARPET IN HALLWAYS (A&B)	1460	100,000	0	28,400	28,400	28,400	
	INSTALL MAILBOXES (A&B)	1460	20,000	0	539	539	539	
	APPLIANCES	1465	0	0	-3,047	-3,047	-3,047	
	SUBTOTAL		260,000	0	25,893	25,893	25,893	
SCRANTON CASTLE/EXT	INSTALL HANDRAILS	1460	20,000	0	0	0	0	Approved Expenditure
	UPGRADE GENERATOR	1460	65,000	0	0	0	0	Approved Expenditure
	INSTALL EMERGENCY CALL SYSTEM FOR SOUTH WING OF BUILDING	1460	40,000	0	0	0	0	
	SUBTOTAL		125,000	0	0	0	0	

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Development Number/Name	General Description of Proposed Work Items	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original Revised(1)	Obligtgd(2)	Funds Expndd(2)	Funds	
APTHORP TOWER	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460	10,000	0	0	0	0	0
	STRUCTURAL REPAIRS	1460	0	50,000	50,000	0	0	0
	HEATING REPAIRS	1460	0	50,000	0	0	0	0
	REPLACE PATIO SCREEN DOORS	1460	35,000	0	36,860	0	0	0
	HVAC REPAIRS	1460	0	47,779	0	0	0	0
	HALLWAY VENTILATION	1460	0	50,000	0	0	0	0
	REPLACE DOORS	1460	0	35,000	0	0	0	0
	SUBTOTAL		45,000	232,779	86,860	0	0	0
MOUNT AUBURN	UPGRADE LOBBY RESTROOMS	1460	20,000	0	0	0	0	0
	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460	10,000	0	0	0	0	0
	INSTALL ANDOVER HEATING CONTROL SYSTEM	1460	10,000	0	0	0	0	0
	WINDOW REPLACEMENT	1460	0	300,000	0	0	0	0
	KITCHENS	1460	0	100,000	0	0	0	0

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	REPLACE WINDOW AND INSTALL BLINDS ALL UNITS	1460		50,000	0	0	0	0
	SUBTOTAL			90,000	400,000	0	0	0
LORAIN SQUARE		1450		0	5,000	0	0	0 Work In Process
	CREATE A DUMPSTER AREA AWAY FROM BUILDING	1450		15,000	-10,500	2,950	2,950	2,950
	CARPET REPLACEMENT	1460		0	51,295	0	0	0 Work In Process
	APPLIANCES	1465		0	0	0	0	0
	SUBTOTAL			15,000	56,295	11,620	2,950	2,950
MILES ELMARGE		1450		0	5,000	0	0	0
	INSTALL BENCHES AND MAKE LANDSCAPING IMPROVEMENT	1450		15,000	0	0	0	0
	HANDRAILS IN HALLWAYS	1460		22,000	0	0	0	0 Approved Expenditure
	INSTALL ANDOVER HEATING CONTROL SYSTEM	1460		10,000	0	0	0	0
	REPLACE WINDOWS-ALL UNITS	1460		50,000	360,375	0	0	0

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
	CEILING REPAIRS IN OCCUPIED UNITS	1460		30,000	0	0	0	0
	REPLACE DAMAGED EXTERIOR DOORS	1460		30,000	0	0	0	0
	SUBTOTAL			157,000	365,375	0	0	0
BOHN TOWER	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0	0
	REPLACE DEFECTIVE COPPER PIPING AND VALVES	1460		100,000	0	0	0	0
	CARPET INSTALLATION	1460		0	8,736	0	0	0 Work In Process
	PAINT AND RE-STRIPE GARAGE	1460		15,000	0	0	0	0
	REPLACE 15 DOORS ANNUALLY	1460		12,000	0	0	0	0
	SUBTOTAL			137,000	8,736	0	0	0
DOAN BARDWELL	ROOF REPLACEMENT	1460		25,000	0	0	0	0
	INSTALL VINYL SIDING	1460		25,000	0	0	0	0
	SUBTOTAL			50,000	0	0	0	0

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
UNION SQUARE	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460	10,000	0	0	0	0	0
	STRUCTURAL REPAIRS	1460	0	105,000	0	0	0	0 Work In Process
	INSTALL ANDOVER HEATING CONTROL SYSTEM	1460	10,000	0	0	0	0	0
	WINDOW REPLACEMENT	1460	0	10,000	0	0	0	0 Work In Process
	REPAIR/UPGRADE LOBBY BATHROOMS	1460	20,000	0	0	0	0	0
	INSTALL GFI'S IN KITCHENS AND BATHROOMS	1460	25,000	0	0	0	0	0
	REPLACE TWO BOILERS	1460	150,000	0	0	0	0	0
	PAINT/REPAIR STAIRWELLS	1460	60,000	0	0	0	0	0
	SUBTOTAL		275,000	115,000	0	0	0	0
HARVARD TOWNHOUSES	PAINT/REPAIR FENCING	1450	5,000	0	0	0	0	0
	NEW SECURITY SCREEN DOORS	1460	2,500	0	0	0	0	0
	SUBTOTAL		7,500	0	0	0	0	0
JEFFERSON WEST 5TH	LANDSCAPING	1450	12,000	0	0	0	0	0
	SUBTOTAL		12,000	0	0	0	0	0

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	Stat of Proposed Wrk(2)
EUCLID BEACH GARDENS	REPAIR WALKWAYS AND DRIVEWAYS	1450		20,000	0	0	0	0
	UPGRADE SECURITY ACCESS SYSTEM TO ANDOVER INFINITY	1460		10,000	0	0	0	0
	INSTALL GFI'S IN KITCHENS AND BATHROOMS	1460		20,000	0	750	750	Approved Expenditure
	RE-TUBE BOILER	1460		15,000	0	0	0	0
	REPLACEMENT OF BUILDING ROOF	1460		200,000	0	0	0	0
	REPLACE CARPET IN ALL UNITS	1460		25,000	0	0	0	0
	INSTALL AIR CONDITIONERS	1460		20,000	0	0	0	0
	COMPACTOR FOR FIRST FLOOR	1460		35,000	0	0	0	0 Approved Expenditure
	APPLIANCES	1465		0	0	4,630	0	0
	SUBTOTAL			345,000	0	5,380	750	750
WEST BOULEVARD	EXTERIOR LIGHTING	1450		0	9,255	2,875	2,875	2,875 Work In Process
	SECURITY VESTIBULES	1460		0	11,720	0	0	0
	INSTALL ANDOVER HEATING CONTROL SYSTEM	1460		10,000	-10,000	8,080	8,080	0

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	REPLACE ANTENNAE SYSTEM	1460		10,000	-1,720	1,720	0	Approved Expenditure
	REPAIR BALCONIES	1460		130,000	0	0	0	Approved Expenditure
	APPLIANCES	1465		0	0	0	0	
	SUBTOTAL			150,000	9,255	12,675	2,875	
OAKWOOD VILLAS	EXTERIOR LIGHTING	1450		0	1,725	0	0	Work In Process
	CONCRETE PADS FOR TRASH ENCLOSURES	1460		25,000	0	0	0	Approved Expenditure
	INSTALL EMERGENCY GENERATOR	1460		50,000	0	0	0	Approved Expenditure
	SECURITY SCREEN/DOORS	1460		0	21,995	0	0	Work In Process
	CARPET REPLACEMENT	1460		0	3,002	0	0	Work In Process
	APPLIANCE	1465		0	0	0	0	
	REPLACE COMMUNITY CENTER AIR CONDITIONER	1470		10,000	0	0	0	
	SUBTOTAL			85,000	26,722	0	0	
BELLAIRE TOWNHOMES	ELECTRIC REPAIRS	1460		0	19,400	0	0	Work In Process
	REPAIR/REPLACE FURNACES	1460		10,000	0	0	0	
	KITCHENS	1460		0	20,000	0	0	Work In Process

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				Original Revised(1)	Obliqtd(2)	Funds Expndd(2)	Funds	
	INTERIOR DOOR FRAME AND DOOR	1460		25,000	0	0	0	0
	SUBTOTAL			35,000	39,400	0	0	0
NOAH EAST	REPAIR/REPLACE INTERIOR DOORS	1460		12,000	0	1,487	1,487	
	SUBTOTAL			12,000	0	1,487	1,487	
SCATTERED REHAB	REPAIR DRIVEWAYS	1450		25,000	0	10,245	10,245	
	REPLACE ROOFS AS NEEDED	1460		65,000	0	6,217	5,935	
	REPLACE WINDOWS	1460		40,000	0	0	0	
	STRUCTURAL REPAIRS	1460		25,000	0	4,375	4,375	
	WATERPROOF BASEMENTS	1460		20,000	0	0	0	
	REPLACE VINYL SIDING	1460		15,000	0	3,392	3,392	
	REPAIR PORCHES	1460		20,000	0	-1,930	-1,930	Approved Expenditure
	SUBTOTAL			210,000	0	22,299	22,017	
OAKWOOD GARDENS	IMPROVE LIGHTING	1450		20,000	0	0	0	
	REPLACE ROOFS (5 PER YEAR)	1460		25,000	0	22,175	0	
	REPLACE CARPET IN UNITS	1460		10,000	0	0	0	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
APPLIANCES		1465	0	0	0	0	0	0
SUBTOTAL			55,000	0	22,175	0	0	0
SCATTERED TOWNHOUSES			30,000	0	12,480	12,480		
REPAIR DRIVEWAYS		1450						
STRUCTURAL REPAIRS		1460	0	4,449	0	0	0	Work In Process
REPLACE ROOFS (13 HOMES)		1460	40,000	1,305	0	0	0	0
REPLACE SECURITY SCREEN DOORS		1460	20,000	2,746	0	0	0	0
REPLACE WINDOWS		1460	50,000	0	6,463	6,463		
STRUCTURAL REPAIRS		1460	50,000	2,670	4,997	4,997		
WATERPROOF BASEMENTS		1460	20,000	7,783	0	0		
REPLACE VINYL SIDING		1460	15,000	12,500	0	0		
REPAIR PORCHES		1460	20,000	0	0	0	0	Approved Expenditure
APPLIANCES		1465	0	0	0	0	0	0
SUBTOTAL			245,000	31,453	23,940	23,940		
FAIRWAY MANOR			0	7,286	7,187	0		
LANDSCAPING		1450						

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				Original Revised(1)	0bligtd(2)	Funds Expnded(2)	Funds	
	VENTILATION FOR HALLWAYS	1460		50,000	0	0	0	0
	APPLIANCES	1465		0	0	0	0	0
	SUBTOTAL			50,000	17,286	13,175	0	0
	AGENCY WIDE VACANCY/DO THE RIGHT THING PROGRAM	1460		400,000	0	0	0	0
	SUBTOTAL			400,000	0	0	0	0
	GRAND TOTALS			32,977,033	4,270,099	6,775,953	6,264,182	

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PHA/IH Name: CUYAHOGAMETROPOLITAN HOUSING AUTHORITY  
 Comprehensive Grant Number: OH12R00350102  
 FFY of Grant Approval: 2002  
 Original Annual Statement / Reserver for Disasters/Emergencies: \_\_\_\_\_  
 Revised Annual Statement / Revision #: \_\_\_\_\_  
 X Performance and Evaluation Report for Program Year Ending 6/30/02  
 Final Performance and Evaluation Report: \_\_\_\_\_

Line No. Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
	Original	Revised (1)	Obligated	Expended
1 Total Non-CGP Funds	0	0	0	0
21406 Operations (May not exceed 10% of line 19)	0	0	0	0
31408 Management Improvement	0	0	0	0
41410 Administration	0	0	0	0
51411 Audits	0	0	0	0
61415 Liquidated Damages	0	0	0	0
71430 Fees & Costs	0	0	0	0
81440 Site Acquisition	0	0	0	0
91450 Site Improvement	0	0	0	0
101460 Dwelling Structures	0	0	0	0
111465: 1 Dwelling Equipment-Nonexpendable	0	0	0	0
121470 Nondwelling Structures	0	0	0	0
131475 Nondwelling Equipment	0	0	0	0
141485 Demolition	0	0	0	0
151490 Replacement Reserve	0	0	0	0
161495: 1 Relocation Costs	0	0	0	0
171498 Mod/Use of Development	3,386,487	3,386,487	0	0
181502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19 Amt of Annual Grant (Sum of lines 2-16)	3,386,487	3,386,487	0	0
20 Amt of line 19 Related to LBP Activities	0	0	0	0
21 Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22 Amt of line 19 Related to Security	0	0	0	0
23 Amt of line 19 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
 Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

General Description of Development Number Name Proposed Work Items Acct#	Total Estimated Cost		Total Actual Cost		State of Proposed Work (2)
	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
MODUSED FOR 1498 DEVELOPMENT	3,386,487	3,386,487	0	0	Work in Process
SUBTOTAL	3,386,487	3,386,487	0	0	
GRAND TOTALS	3,386,487	3,386,487	0	0	

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
 Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

PHA/IH Name: CUYAHOGAMETROPOLITAN HOUSING AUTHORITY  
Comprehensive Grant Number: OH12R00350101  
FFY of Grant Approval: 2001  
Original Annual Statement / Reserver for Disasters/Emergencies: \_\_\_\_\_  
Revised Annual Statement / Revision#: \_\_\_\_\_  
X Performance and Evaluation Report for Program Year Ending 6/30/02: \_\_\_\_\_  
Final Performance and Evaluation Report: \_\_\_\_\_

Line No. Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
	Original	Revised (1)	Obligated	Expended
1 Total Non-CGP Funds	0	0	0	0
21406 Operations (May not exceed 10% of line 19)	0	0	0	0
31408 Management/Improvement	0	0	0	0
41410 Administration	0	0	0	0
51411 Audits	0	0	0	0
61415 Liquidated Damages	0	0	0	0
71430 Fees & Costs	0	0	0	0
81440 Site Acquisition	0	0	0	0
91450 Site Improvement	0	0	0	0
101460 Dwelling Structures	0	0	0	0
111465: 1 Dwelling Equipment-Nonexpendable	0	0	0	0
121470 Nondwelling Structures	0	0	0	0
131475 Nondwelling Equipment	0	0	0	0
141485 Demolition	0	0	0	0
151490 Replacement Reserve	0	0	0	0
161495: 1 Relocation Costs	0	0	0	0
171498 Mod/Use for Development	1,234,968	1,234,968	0	0
181502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19 Amt of Annual Grant (Sum of lines 2-16)	1,234,968	1,234,968	0	0
20 Amt of line 19 Related to LBP Activities	0	0	0	0
21 Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22 Amt of line 19 Related to Security	0	0	0	0
23 Amt of line 19 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

General Description of Develop Development Number Name Proposed Work Items Acct#	Total Estimated Cost		Total Actual Cost		State of Proposed Work (2)
	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
MODUSED FOR 1498 DEVELOPMENT	1,234,968	1,234,968	0	0	Work in Process
SUBTOTAL	1,234,968	1,234,968	0	0	
GRAND TOTALS	1,234,968	1,234,968	0	0	

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

PHA/IH Name: CUYAHOGAMETROPOLITAN HOUSING AUTHORITY  
Comprehensive Grant Number: OH12R00350100  
FFY of Grant Approval: 2000  
Original Annual Statement / Reserver for Disasters/Emergencies: \_\_\_\_\_  
Revised Annual Statement / Revision#: \_\_\_\_\_  
X Performance and Evaluation Report for Program Year Ending 6/30/02: \_\_\_\_\_  
Final Performance and Evaluation Report: \_\_\_\_\_

Line No. Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
	Original	Revised (1)	Obligated	Expended
1 Total Non-CGP Funds	0	0	0	0
21406 Operations (May not exceed 10% of line 19)	0	0	0	0
31408 Management Improvement	0	0	0	0
41410 Administration	0	0	0	0
51411 Audits	0	0	0	0
61415 Liquidated Damages	0	0	0	0
71430 Fees & Costs	0	0	0	0
81440 Site Acquisition	0	0	0	0
91450 Site Improvement	0	0	0	0
101460 Dwelling Structures	0	0	0	0
111465: 1 Dwelling Equipment-Nonexpendable	0	0	0	0
121470 Nondwelling Structures	0	0	0	0
131475 Nondwelling Equipment	0	0	0	0
141485 Demolition	0	0	0	0
151490 Replacement Reserve	0	0	0	0
161495: 1 Relocation Costs	0	0	0	0
171498 Mod. Used for Development	1,092,100	1,092,100	0	0
181502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19 Amt of Annual Grant (Sum of lines 2-16)	1,092,100	1,092,100	0	0
20 Amt of line 19 Related to LP Activities	0	0	0	0
21 Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22 Amt of line 19 Related to Security	0	0	0	0
23 Amt of line 19 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
Signature of Executive Director and Date Signed or Field Office Manager (or Regional Administrator in co-located office) and Date

General Description of Development Number Name Proposed Work Items Acct#	Total Estimated Cost		Total Actual Cost		State of Proposed Work (2)
	Original	Revised (1)	Obligated (2)	Expended (2)	
MODUSED FOR 1498 DEVELOPMENT	1,092,100	1,092,100	0	0	Work in Process
SUBTOTAL	1,092,100	1,092,100	0	0	
GRAND TOTALS	1,092,100	1,092,100	0	0	

(1) To be completed for Performance & Evaluation Report Revised Annual Statement (2) To be completed for Performance & Evaluation Report  
Signature of Executive Director and Date Signed or Field Office Manager (or Regional Administrator in co-located office) and Date

PHA/I/H/Name: CUYAHOGAMETROPOLITANHOUSINGAUTHORITY  
 Comprehensive Grant Number: OH12R00350199  
 FFY of Grant Approval: 1999

Original Annual Statement / Reserver for Disasters/Emergencies: \_\_\_\_\_  
 Revised Annual Statement / Revision#: \_\_\_\_\_  
 X Performance and Evaluation Report for Program Year Ending 6/30/02

Final Performance and Evaluation Report: \_\_\_\_\_

Line No. Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
	Original	Revised (1)	Obligated	Expended
1 Total Non-CGP Funds	0	0	0	0
21406 Operations (May not exceed 10% of line 19)	0	0	0	0
31408 Management Improvement	0	0	0	0
41410 Administration	0	0	0	0
51411 Audits	0	0	0	0
61415 Liquidated Damages	0	0	0	0
71430 Fees & Costs	0	0	0	0
81440 Site Acquisition	0	0	0	0
91450 Site Improvement	0	0	0	0
101460 Dwelling Structures	0	0	0	0
111465: 1 Dwelling Equipment-Nonexpendable	0	0	0	0
121470 Nondwelling Structures	0	0	0	0
131475 Nondwelling Equipment	0	0	0	0
141485 Demolition	0	0	0	0
151490 Replacement Reserve	0	0	0	0
161495: 1 Relocation Costs	0	0	0	0
171498 Mod. Used for Development	1,014,089	1,014,089	0	0
181502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19 Amt of Annual Grant (Sum of lines 2-16)	1,014,089	1,014,089	0	0
20 Amt of line 19 Related to LBP Activities	0	0	0	0
21 Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22 Amt of line 19 Related to Security	0	0	0	0
23 Amt of line 19 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for Performance & Evaluation Report Revised Annual Statement  
 (2) To be completed for Performance & Evaluation Report

Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

General Description of Development Number Name Proposed Work Items Acct#	Total Estimated Cost		Total Actual Cost		State of Proposed Work (2)
	Original	Revised (1)	Obligated (2)	Expended (2)	
MODUSED FOR 1408 DEVELOPMENT	1,014,089	1,014,089	0	0	Work in Process
SUBTOTAL	1,014,089	1,014,089	0	0	
GRAND TOTALS	1,014,089	1,014,089	0	0	

(1) To be completed for Performance & Evaluation Report Revised Annual Statement  
 (2) To be completed for Performance & Evaluation Report

Signature of Executive Director and Date Signed at Field Office (or Regional Administrator in co-located office) and Date

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
Valleyview OH3-01	Annual Statement	\$2,030,000.00	\$584,000.00	\$825,000.00	\$800,000.00
Outhwaite OH3-03		\$730,000.00	\$260,000.00	\$417,000.00	\$1,382,000.00
Woodhill OH3-04		\$495,000.00	\$280,000.00	\$280,000.00	\$220,000.00
Baldwin OH3-06		\$14,000.00	\$25,000.00	\$14,000.00	\$6,000.00
NewWoodland OH3-06		\$20,000.00	\$20,000.00	\$11,000.00	\$6,000.00
CarverPark OH3-07		\$4,095,666.00	\$4,566,866.00	\$4,091,666.00	\$3,951,666.00
Riverside OH3-08		\$317,000.00	\$542,000.00	\$286,000.00	\$415,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
CedarExt. OH3-11		\$271,000.00	\$216,000.00	\$312,000.00	\$760,000.00
GardenValley OH3-13		\$300,000.00	\$1,275,000.00	\$819,684.00	\$885,000.00
OldeCedar OH3-14		\$514,000.00	\$1,075,000.00	\$831,000.00	\$385,000.00
LakeviewTerrace OH3-16		\$3,325,000.00	\$3,243,000.00	\$3,135,000.00	\$3,125,000.00
Crestview OH3-17		\$233,000.00	\$153,000.00	\$500,000.00	\$375,000.00
KingKennedySouth OH3-18		\$75,000.00	\$541,000.00	\$200,000.00	\$200,000.00
Wade OH3-21		\$166,000.00	\$156,000.00	\$265,000.00	\$135,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
Springbrook OH3-22		\$148,500.00	\$237,000.00	\$590,000.00	\$218,000.00
Willson OH3-24		\$132,000.00	\$88,500.00	\$405,000.00	\$409,700.00
RiverviewTower OH3-25		\$221,000.00	\$212,000.00	\$215,000.00	\$215,000.00
KingKennedyNorth HighRise OH3-26		\$59,000.00	\$33,000.00	\$200,000.00	\$200,000.00
Manhattan OH3-28		\$41,000.00	\$43,000.00	\$27,000.00	\$31,000.00
ParkDenison OH3-29		\$48,000.00	\$115,000.00	\$32,000.00	\$20,000.00
LaRonde OH3-30		\$86,000.00	\$21,000.00	\$30,000.00	\$45,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
LakeviewHighRise OH3-31		\$69,500.00	\$31,000.00	\$204,000.00	\$167,000.00
AddisonTownhouses OH3-32		\$63,500.00	\$37,500.00	\$106,000.00	\$36,000.00
BellaireTowersA&B OH3-33		\$513,500.00	\$181,500.00	\$360,000.00	\$270,000.00
AddisonHigh-Rise OH3-34		\$61,000.00	\$102,000.00	\$89,000.00	\$132,000.00
Beachcrest OH3-35		\$83,000.00	\$105,000.00	\$145,000.00	\$85,000.00
Scranton OH3-36		\$111,500.00	\$59,000.00	\$90,000.00	\$85,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
Apthorp OH3-37		\$79,500.00	\$72,000.00	\$83,000.00	\$121,000.00
LandonWalton OH3-38		\$7,000.00	\$8,000.00	\$29,000.00	\$35,000.00
Mt.Auburn OH3-39		\$47,500.00	\$46,000.00	\$26,000.00	\$33,000.00
LorainSquare OH3-40		\$188,000.00	\$201,000.00	\$47,000.00	\$60,000.00
MilesElmarge OH3-41		\$66,500.00	\$82,000.00	\$59,000.00	\$80,000.00
BohnTower OH3-42		\$67,500.00	\$66,500.00	\$40,000.00	\$74,000.00
SunriseVillageOH 3-42A		\$16,000.00	\$16,000.00	\$7,000.00	\$7,000.00

## CapitalFundProgramFive-YearActionPlan

### PartI:Summary

PHAName CuyahogaMetropolitanHousingAuthority		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
AlleghenyCircle Family OH3-43		\$16,000.00	\$18,000.00	\$15,000.00	\$15,000.00
UnionSquare OH3-44		\$72,500.00	\$316,000.00	\$65,000.00	\$108,000.00
E.110th/Harvard OH3-45		\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00
W.5thJefferson OH3-50		\$20,000.00	\$16,000.00	\$18,000.00	\$15,000.00
EuclidBeach OH3-52		\$128,000.00	\$59,000.00	\$51,000.00	\$27,000.00
WestBlvd. OH3-53		\$357,000.00	\$219,000.00	\$187,000.00	\$83,000.00
OakwoodVillas OH3-54		\$34,000.00	\$26,000.00	\$48,000.00	\$35,000.00

## CapitalFundProgramFive-YearActionPlan

### PartI:Summary

PHAName CuyahogaMetropolitanHousingAuthority		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
Puritas OH3-56		\$15,000.00	\$11,000.00	\$18,000.00	\$14,000.00
BellaireTownhouses OH3-71		\$33,000.00	\$10,500.00	\$30,000.00	\$24,000.00
NoahEast OH3-72		\$8,000.00	\$9,000.00	\$14,000.00	\$14,000.00
ScatteredSites OH3-73/OH3-106		\$125,000.00	\$125,000.00	\$295,000.00	\$295,000.00
OakwoodGardens OH3-74		\$37,700.00	\$22,000.00	\$28,000.00	\$48,000.00
ScatteredSites OH3-75		\$135,000.00	\$139,000.00	\$201,016.00	\$150,000.00
Fairway OH3-77		\$47,000.00	\$39,000.00	\$41,000.00	\$51,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
PHAWide 504Upgrades		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
PHAWide LeadProjects		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
PHAWide Contingency		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
PHAWide Administration		\$1,275,064.00	\$1,275,064.00	\$1,275,064.00	\$1,275,064.00
PHAWide CostAllocation		\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00
PHAWide FeesandCosts In-houseandand outsideA/E		\$1,651,528.00	\$1,651,528.00	\$1,651,528.00	\$1,651,528.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
PHAWide VacancyReduction &PHAWide Maintenance		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
PHAWide Dwelling/Nondwelling Equipmentand Structures		\$838,000.00	\$858,000.00	\$781,000.00	\$715,000.00
PHAWideSite Improvements		\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00
PHAWide Management Improvementsand Security		\$5,681,332.00	\$5,681,332.00	\$5,681,332.00	\$5,681,332.00
PHAWide CommunityCenter Repairs		\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartI:Summary**

PHAName CuyahogaMetropolitanHousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatement forYear2 FFYGrant:2004 PHAFY:	WorkStatement forYear3 FFYGrant:2005 PHAFY:	WorkStatement forYear4 FFYGrant:2006 PHAFY:	WorkStatement forYear5 FFYGrant:2007 PHAFY:
PHAWide Relocationfor ModernizationProjects		\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
TotalCFPFunds(Est.)		\$29,069,290.00	\$29,069,290.00	\$29,069,290.00	\$29,069,290.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-01 Valleyview		OH3-01 Valleyview	
Electricalupgrades	\$25,000.00	Electricalupgrades	\$20,000.00
Plumbingupgrades	\$25,000.00	Plumbingupgrades	\$15,000.00
Siteimprovements	\$25,000.00	Siteimprovements	\$5,000.00
Structuralrepairs	\$25,000.00	Structuralrepairs	\$20,000.00
Comprehensivemodernizationofexisting unitsorconstructionofnewunits(onor offsite)	\$1,000,000.00	Comprehensivemodernizationofexisting unitsorconstructionofnewunits(onor offsite)	\$500,000.00
Replaceroofsasneeded	\$40,000.00	Sidewalkrepairs	\$20,000.00
Installnewheatingsystem	\$700,000.00	Landscape	\$4,000.00
Sidewalkrepairs	\$10,000.00		
Repairorinstallnewfencing	\$30,000.00		
Maintenanceshopdemolition	\$30,000.00		
Demolish2572W.7thStreet	\$35,000.00		
Replacescreendoors	\$10,000.00		
Replacewindows	\$25,000.00		
Tuckpointbuildingsasneeded	\$50,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-03 Outhwaite		OH3-03 Outhwaite	
Electricalupgrades	\$40,000.00	Electricalupgrades	\$25,000.00
Plumbingupgrades	\$30,000.00	Plumbingupgrades	\$25,000.00
Communitybuilding	\$200,000.00	Siteimprovements	\$10,000.00
Structuralrepairs	\$60,000.00	Structuralrepairs	\$25,000.00
Landscaping	\$30,000.00	Replaceroofsasneeded	\$50,000.00
Windowrepairs	\$25,000.00	Hotwaterheatersandpumps	\$10,000.00
Repairconcretestepsandporches	\$30,000.00	Repair/replacefencing	\$15,000.00
Repair/replacefencing	\$40,000.00	Installsecurityscreens	\$50,000.00
Installsecurityscreens	\$50,000.00	Replacetile	\$15,000.00
Parkingbenchesandgrills	\$10,000.00	Tuckpoint	\$35,000.00
Fenceproperty-RecoveryVillage	\$25,000.00		
Installsecurityscreens-RecoveryVillage	\$30,000.00		
Replaceroofs	\$25,000.00		
Replacetile	\$15,000.00		
Hotwaterheatersandpumps	\$10,000.00		
Dumpsterareawithenclosures	\$15,000.00		
Trashremovalplan	\$35,000.00		
Tuckpointing	\$50,000.00		
Siteimprovements	\$10,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-04 Woodhill		OH3-04 Woodhill	
Electricalupgrades	\$20,000.00	Electricalupgrades	\$60,000.00
Plumbingupgrades	\$30,000.00	Plumbingupgrades	\$50,000.00
Siteimprovements	\$20,000.00	Siteimprovements	\$40,000.00
Structuralrepairs	\$60,000.00	Structuralrepairs	\$30,000.00
Repairsidewalks	\$25,000.00	Repairthecommunitycenter	\$100,000.00
Constructaplayareainthecourtyardby thecommunitycenter	\$50,000.00		
Landscaping	\$20,000.00		
Repairsickets	\$5,000.00		
Entrydoors	\$50,000.00		
Securityscreens	\$100,000.00		
Installceilinglightsinlivingrooms	\$15,000.00		
Tuckpoint	\$100,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-06 Baldwin		OH3-06 Baldwin	
Electricalupgrades	\$5,000.00	Electricalupgrades	\$10,000.00
Plumbingupgrades	\$4,000.00	Plumbingupgrades	\$5,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$5,000.00
Structuralrepairs	\$4,000.00	Structuralrepairs	\$5,000.00
OH3-06 NewWoodland		OH3-06 NewWoodland	
Electricalupgrades	\$5,000.00	Electricalupgrades	\$5,000.00
Plumbingupgrades	\$5,000.00	Plumbingupgrades	\$5,000.00
Siteimprovements	\$5,000.00	Siteimprovements	\$5,000.00
Structuralrepairs	\$5,000.00	Structuralrepairs	\$5,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-07 CarverPark		OH3-07 CarverPark	
Constructthirtynewunits	\$3,666,666.00	Constructthirtynewunits	\$3,921,644.00
Fencing	\$60,000.00	Fencing	\$20,000.00
Securityscreensforthesecondandthird floorunits	\$50,000.00	InstallGFI'sinkitchensandbathrooms- A/BBlock	\$35,000.00
Electricalupgrades	\$30,000.00	Plumbingupgrades	\$30,000.00
Plumbingupgrades	\$25,000.00	Siteimprovements	\$10,000.00
Tuckpointing	\$10,000.00	Tuckpointing	\$55,200.00
Siteimprovements	\$10,000.00	Structuralrepairs	\$50,000.00
Structuralrepairs	\$30,000.00	Installdryerventcovers	\$5,000.00
Installdryerventcovers	\$5,000.00	Replaceroofs	\$80,000.00
Replaceroofs	\$75,000.00	Replacesidewalks	\$20,000.00
Replacesidewalks	\$20,000.00	Replacecanopies-A/BBlock	\$145,022.00
Constructacommonlaundryroom	\$20,000.00	UpgradeelectricalpanelsinA/BBlock	\$40,000.00
Replaceboilers,pumpsandwaterheaters	\$15,000.00	Replaceboilers,pumpsandwaterheaters	\$45,000.00
Installdrywallbarrier	\$10,000.00	Installdrywallbarrier	\$10,000.00
Installnewrisersandshut-offvalves-A/B Block	\$20,000.00	Installnewrisersandshut-offvalves- A/BBlock	\$20,000.00
Installtubsurrounds,sinks,toiletsand fixtues-A/BBlock	\$15,000.00	Installtubsurrounds,sinks,toiletsand fixtues-A/BBlock	\$30,000.00
Replacedumpsterenclosureinmodarea	\$12,000.00	Electricalupgrades	\$40,000.00
Repaveparkinglots	\$15,000.00	Addweather-strippingtoentrydoors	\$10,000.00
Replacealloutsidesillcocks-A/Barea	\$7,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-08 RiversideOH		OH3-08 RiversideOH	
Increasestoragespaceforallunits	\$20,000.00	Increasestoragespaceforallunits	\$20,000.00
Electricalupgrades	\$20,000.00	Electricalupgrades	\$40,000.00
Plumbingupgrades	\$12,000.00	Plumbingupgrades	\$40,000.00
Siteimprovements	\$8,000.00	Siteimprovements	\$40,000.00
Structuralrepairs	\$20,000.00	Structuralrepairs	\$40,000.00
Vinylsiding/shutterrepair	\$40,000.00	Vinylsiding/shutterrepair	\$30,000.00
Repairparkinglots	\$20,000.00	Replaceroofsasneeded	\$200,000.00
Replacefurnacesasneeded	\$5,000.00	Replacefurnacesasneeded	\$8,000.00
Replacewindowcreens	\$10,000.00	Replacewindowcreens	\$4,000.00
Exteriorsignage	\$5,000.00	Replaceexteriorandstormdoors	\$7,000.00
Upgradesewerlines	\$50,000.00	Exteriorsignage	\$5,000.00
Removedeadtrees	\$2,000.00	Addsewerlines	\$50,000.00
Repairconcrete	\$30,000.00	Removedeadtrees	\$3,000.00
Replaceexteriorandstormdoors	\$15,000.00	Repairconcrete	\$15,000.00
Increaseparking	\$20,000.00	Repairchimmenys	\$40,000.00
Repairchimmenys	\$40,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-11 CedarExtension		OH3-11 CedarExtension	
Upgradeallkitchensandbathrooms	\$40,000.00	Upgradeallkitchensandbathrooms	\$40,000.00
Electricalupgrades	\$15,000.00	Electricalupgrades	\$15,000.00
Plumbingupgrades	\$12,000.00	Plumbingupgrades	\$12,000.00
Siteimprovements	\$5,000.00	Siteimprovements	\$5,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Installtubhandrailsin25units	\$8,000.00	Installtubhandrailsin25units	\$8,000.00
Exteriorbuildingrepairs	\$10,000.00	Additional exterior lighting	\$10,000.00
Repairroofs	\$70,000.00	Hotwaterheaters,pumpsandfurnaces	\$16,000.00
Installoutsidesillcocksandshutoffvalves (F)	\$10,000.00	Installaccesspanelsandshut-offvalvesin bathrooms(F)	\$50,000.00
Hotwaterheaters,pumpsandfurnaces units(F)	\$16,000.00	Installwindowscreens(F)	\$50,000.00
	\$15,000.00		
Replaceallbrokenandunevenconcrete(F)	\$10,000.00		
Installwindowscreens(F)	\$50,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-13 GardenValley		OH3-13 GardenValley	
Plumbingupgrades	\$25,000.00	Plumbingupgrades	\$400,000.00
Implementestate-widetrashcollectionplan	\$50,000.00	Implementestate-widetrashcollection plan	\$100,000.00
Electricalupgrades	\$30,000.00	Electricalupgrades	\$225,000.00
Siteimprovements	\$15,000.00	Siteimprovements	\$75,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$50,000.00
Landscaping	\$10,000.00	Landscaping	\$50,000.00
Planningcostsforcomprehensive modernization	\$150,000.00	Emergencygenerator	\$50,000.00
Replacehotwatertanks	\$10,000.00	Replacestormdoors	\$50,000.00
		Replacewindowsanddoors	\$100,000.00
		Installshowersinthreestorywalkups	\$150,000.00
		Replacehotwatertanks	\$25,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-14/OH3-88 OldeCedar		OH3-14/OH3-88 OldeCedar	
Repairbalconies	\$100,000.00	Repairbalconies	\$500,000.00
Electricalupgrades	\$55,000.00	Electricalupgrades	\$55,000.00
Plumbingupgrades	\$50,000.00	Plumbingupgrades	\$75,000.00
Siteimprovements	\$15,000.00	Siteimprovements	\$15,000.00
Structuralrepairs	\$50,000.00	Structuralrepairs	\$50,000.00
Replacekitchencabinets-tenunits annually	\$20,000.00	Replacekitchencabinets-tenunits annually	\$50,000.00
Replacewindowsandscreens	\$100,000.00	Replacewindowsandscreens	\$200,000.00
Replaceroofs	\$75,000.00	Replaceunitfurnaces	\$10,000.00
Replacehotwatertanks,pumpsand furnaces(I)	\$10,000.00	Replacehotwatertanks,pumpsand furnaces(I)	\$30,000.00
Replaceboilersandpumps(II)	\$5,000.00	Replaceboilersandpumps(II)	\$10,000.00
Installadumpsterenclosure	\$25,000.00	Landscape	\$30,000.00
Installkitchenventhood	\$5,000.00	Installglassblockinbasements	\$50,000.00
Replaceunitfurnaces	\$4,000.00		

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-16 Lakeview Terrace		OH3-16 Lakeview Terrace	
Install window screens in units on the second and third floor	\$100,000.00	Electrical upgrades	\$20,000.00
Electrical upgrades	\$40,000.00	Plumbing upgrades	\$20,000.00
Plumbing upgrades	\$30,000.00	Site improvements	\$3,000.00
Site improvements	\$20,000.00	Structural repairs	\$20,000.00
Structural repairs	\$50,000.00	Replace window screens	\$200,000.00
Trash enclosures	\$50,000.00	Trash enclosures	\$30,000.00
Upgrade community building	\$50,000.00	Replace kitchen cabinets for units on W. 25th	\$50,000.00
Air conditioning for community building	\$20,000.00	Install play area on 1307 W. 25th (Spruce Court)	\$50,000.00
Comprehensive modernization of twenty units	\$2,850,000.00	Comprehensive modernization of twenty units	\$2,850,000.00
Tuckpoint	\$100,000.00		
Upgrade exterior lighting	\$15,000.00		

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-17 Crestview		OH3-17 Crestview	
Upgrade laundry rooms	\$60,000.00	Electrical upgrades	\$10,000.00
Electrical upgrades	\$10,000.00	Plumbing upgrades	\$10,000.00
Plumbing upgrades	\$10,000.00	Site improvements	\$10,000.00
Site improvements	\$5,000.00	Structural repairs	\$10,000.00
Structural repairs	\$10,000.00	Install sound barriers for interstate noise	\$10,000.00
Replace carpet in halls and common areas	\$10,000.00	Remove steps in hallways	\$8,000.00
Install handrail on exterior sidewalk	\$15,000.00	Replace roofs	\$75,000.00
Install new unit entry door and locks	\$5,000.00	Replace carpet in halls and common areas	\$20,000.00
Guardrails for parking lot	\$4,000.00		
ADA upgrade for cabana bathrooms	\$1,000.00		
Create an ADA accessible unit	\$5,000.00		
Interior/Exterior signage	\$15,000.00		
Replace windows	\$75,000.00		
Upgrade a/c in hallways	\$5,000.00		
Increase parking lot lighting	\$3,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-18 KingKennedySouth		OH3-18 KingKennedySouth	
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Plumbingupgrades	\$10,000.00	Plumbingupgrades	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Mailboxes	\$3,000.00	Renovatethirdfloor	\$500,000.00
Sprinklersystem	\$5,000.00	Elevatorupgrades	\$10,000.00
Stairwelllights	\$3,000.00		
Porchlights	\$2,000.00		
Storm/securitydoors	\$30,000.00		
OH3-21 Wade		OH3-21 Wade	
Electricalupgrades	\$12,000.00	Electricalupgrades	\$12,000.00
Plumbingupgrades	\$12,000.00	Plumbingupgrades	\$12,000.00
Siteimprovements	\$5,000.00	Siteimprovements	\$4,000.00
Doorrepair/replacement	\$7,000.00	Replacefurnaces	\$4,000.00
Structuralrepairs	\$12,000.00	Structuralrepairs	\$12,000.00
Increaseexteriorlighting	\$3,000.00	Exteriorlighting	\$5,000.00
Replacefurnaces	\$3,000.00	Constructapicnicarea	\$5,000.00
Centralairconditioning	\$10,000.00	Doorrepair/replacement	\$50,000.00
Showersfornon-modunits(HR)	\$100,000.00	Renovatethemanagementoffice	\$50,000.00
Interiorrenovations	\$2,000.00	Interiorrenovations	\$2,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-22 Springbrook		OH3-22 Springbrook	
Plumbingupgrade	\$10,000.00	Plumbingupgrade	\$10,000.00
Upgradebathroomsandkitchens-non-mod units	\$15,000.00	Upgradebathroomsandkitchens-non- modunits	\$30,000.00
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Installtwopowerdooroperators(ADA)	\$3,000.00	Replacemortiselocksetsinallunits(F)	\$3,000.00
Upgrademailboxes	\$4,000.00	Paintinteriorandexteriordoors	\$3,000.00
Repair/re-stripeparkinglot	\$5,000.00	Install2powerdoors	\$3,000.00
Replacestacks,installisolationvalves,hot waterpumpsandfirstfloorvalves	\$18,000.00	Replacehotwaterpumpsandfirstfloor valves	\$5,000.00
Replacefurnacesasneeded(F)	\$3,500.00	Replacefurnacesasneeded(F)	\$4,000.00
Replacescreendoors	\$10,000.00	Installundergroundsprinklersystem	\$7,000.00
Upgradelaundryroom	\$5,000.00	Repair/replaceroofs	\$40,000.00
Ventilatebathrooms	\$8,000.00	A/CinGoldenAgeCenter	\$10,000.00
Replacehallwayentrancedoors(F)	\$3,000.00	Tuckpointing	\$100,000.00
Increaseexteriorlighting	\$3,000.00		
Upgradeslopsinkrooms	\$2,000.00		
Installexhaustfans(F)	\$5,000.00		
Siteinvestigation	\$15,000.00		
Replace/upgradeelectricalpanelboxes	\$10,000.00		
Expandparkinglot	\$7,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-24 Willson		OH3-24 Willson	
Outdoorrecreationitemsforolderchildren andsiteinvestigation(Family)	\$20,000.00	Electricalupgrades	\$10,000.00
Electricalupgrades	\$10,000.00	Plumbingupgrades	\$10,000.00
Plumbingupgrades	\$12,000.00	Siteimprovements	\$3,000.00
Siteimprovements	\$3,000.00	Structuralrepairs	\$12,000.00
Structuralrepairs	\$10,000.00	Elevatorupgrades	\$10,000.00
Installairhandler(High-rise)	\$10,000.00	Upgradea/cunits(highrise)	\$10,000.00
Exteriorlighting	\$3,000.00	Exteriorlighting	\$3,000.00
Repairintercomsystem	\$10,000.00	ConvertoneunitintoanLACoffice	\$5,000.00
Installdecorativefence	\$15,000.00	Replaceoutdoorlightfixtures(F)	\$1,500.00
InstallCCTVsystem	\$6,000.00	Replacelaundrytubdrains	\$5,000.00
Installblinds	\$8,000.00	Replaceclosetdoors	\$15,000.00
Upgradebathrooms	\$25,000.00	Installacanvaswaterproofawning	\$4,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-25/OH3-78 RiverviewTower		OH3-25/OH3-78 RiverviewTower	
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Plumbingupgrades	\$10,000.00	Plumbingupgrades	\$12,000.00
Interiorrenovations	\$1,000.00	Interiorrenovations	\$1,000.00
Replacebreezewaytile	\$3,000.00	Installexhaustfansforkitchenand smokingarea	\$5,000.00
Heatpatioarea	\$3,000.00	Automaticpushbuttons	\$1,500.00
Replacecarpet	\$5,000.00	Siteimprovements	\$1,500.00
Siteimprovements	\$2,000.00	Structuralrepairs	\$10,000.00
Structuralrepairs	\$10,000.00	Newlobbyfurniture	\$2,000.00
Newlobbyfurniture	\$2,000.00	Elevatorupgrades	\$15,000.00
Replacewindowsandscreens	\$20,000.00	Minimodernization-102units	\$150,000.00
Minimodernization-102units	\$150,000.00	Upgradestairwelllighting	\$4,000.00
Installintercomsystem	\$5,000.00		

CapitalFundProgramFive-YearActionPlan			
PartII:SupportingPages-WorkActivities			
ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-26 KingKennedyNorth		OH3-26 KingKennedyNorth	
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Plumbingupgrades	\$10,000.00	Plumbingupgrades	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Doorenclosures	\$3,000.00	Bathroomgrabbars	\$2,000.00
Handrailsforhallways	\$15,000.00		
Paintallinteriorhallwaysandcommon areas	\$2,000.00		
Upgradecommunityroom	\$4,000.00		
Installairconditioningbracketsand converseineachunit	\$3,000.00		
OH3-28 Manhattan		OH3-28 Manhattan	
Electricalupgrades	\$8,000.00	Electricalupgrades	\$8,000.00
Plumbingupgrades	\$8,000.00	Plumbingupgrades	\$8,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$5,000.00
Repairbuildingenvelope	\$10,000.00	Replacecarpetintwenty-fiveunits	\$10,000.00
Interiorrenovations	\$2,000.00	MakeADAupgradeson10units	\$8,000.00
RepairADAramp	\$2,000.00	Interiorrenovations	\$2,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-29 ParkDenison		OH3-29 ParkDenison	
Electricalupgrades	\$10,000.00	Replacecarpetin30units	\$5,000.00
Plumbingupgrades	\$10,000.00	Electricalupgrades	\$50,000.00
Siteimprovements	\$2,000.00	Plumbingupgrades	\$10,000.00
Structuralrepairs	\$10,000.00	Siteimprovements	\$1,000.00
Replaceunitlockstodeadbolts	\$5,000.00	Structuralrepairs	\$5,000.00
ADAaccessibleupgrades	\$3,000.00	Upgradeunitlockstodeadbolts	\$2,000.00
Changecopperpipeclamps	\$3,000.00	Replaceclosetdoors-allunits	\$25,000.00
Upgradelobby	\$5,000.00	Installa/cinbuilding	\$15,000.00
		Upgradecommunityroom	\$2,000.00
OH3-30 LaRonde		OH3-30 LaRonde	
Installnewunitslightfixtures	\$4,000.00	Installnewunitslightfixtures	\$2,000.00
Electricalupgrades	\$6,000.00	Plumbingupgrade	\$6,000.00
Siteimprovements	\$1,000.00	Electricalupgrades	\$5,000.00
Structuralrepairs	\$60,000.00	Siteimprovements	\$1,000.00
Newlobbyfurnitureandequipment	\$3,000.00	Structuralrepairs	\$5,000.00
Upgradecommunityroomkitchen	\$6,000.00	Installbollards	\$1,000.00
Increaseparkingarea	\$6,000.00	Picnictablesandgrills	\$1,000.00

Capital Fund Program Five-Year Action Plan			
Part II: Supporting Pages - Work Activities			
Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-31 Lakeview High-Rise		OH3-31 Lakeview High-Rise	
Electrical upgrades	\$15,000.00	Electrical upgrades	\$10,000.00
Plumbing upgrades	\$15,000.00	Plumbing upgrades	\$10,000.00
Site improvements	\$4,000.00	Site improvements	\$1,000.00
Structural repairs	\$20,000.00	Replace hallway carpeting	\$5,000.00
Install one power door operator (ADA)	\$1,500.00	Increase exterior lights	\$2,000.00
Estate signage	\$3,000.00	Interior renovations	\$1,000.00
Landscape	\$1,000.00	Lobby furniture	\$2,000.00
Repair retaining wall in parking lot	\$2,000.00		
Interior renovations	\$2,000.00		
Replace unit locks	\$6,000.00		
OH3-32 Addison Townhouse		OH3-32 Addison Townhouse	
Install sliding closet doors in all units	\$5,000.00	Install sliding closet doors in all units	\$5,000.00
Structural repairs/roof repairs	\$30,000.00	Install new kitchen cabinets in all units	\$5,000.00
Electrical upgrades	\$5,000.00	Electrical upgrades	\$5,000.00
Plumbing upgrades	\$5,000.00	Plumbing upgrades	\$5,000.00
Site improvements	\$3,000.00	Site improvements	\$2,000.00
Exterior lighting	\$2,000.00	Structural repairs	\$4,000.00
Investigate heating system	\$8,000.00	New carpet in all units	\$3,000.00
Replace mailboxes	\$3,000.00	Install kitchen stove vents	\$2,000.00
Heating vent covers	\$1,000.00	Benches	\$1,000.00
Install doorbells	\$1,500.00	Move thermostats away from stoves	\$3,000.00
		Install doorbells	\$1,500.00
		Exterior lighting	\$1,000.00
OH3-33 Bellaire Towers A&B		OH3-33 Bellaire Towers A&B	

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
Structuralrepairs	\$15,000.00	Structuralrepairs	\$15,000.00
Electricalupgrades	\$15,000.00	Electricalupgrades	\$15,000.00
Plumbingupgrade	\$15,000.00	Plumbingupgrade	\$15,000.00
Retileallhallways	\$8,000.00	Retileallhallways	\$8,000.00
Installawnings(A)	\$5,000.00	Replaceinteriorandexteriordoors(B)	\$7,000.00
Installfencing	\$15,000.00	Landscaping	\$1,000.00
Electricalupgrades	\$15,000.00	Siteimprovements	\$4,000.00
Siteimprovements	\$4,000.00	Upgradetheinteriorsofelevators	\$8,000.00
Replaceallclosetdoors(A&B)	\$20,000.00	Replaceallclosetdoors(A&B)	\$8,000.00
Replacesecurityscreensfordaycare center(A)	\$7,000.00	Upgradeallkitchenandbathroom cabinetsandcountertops(20annually)	\$15,000.00
Installtwopowerdooroperators	\$1,500.00	Sealcoatdriveway(A)	\$15,000.00
Upgradecommunityroomkitchen(A)	\$7,000.00	Entrancecanopy(B)	\$4,000.00
Replacebathroomandkitchencabinets(A)	\$15,000.00	Replacethetileinallunits(A&B)	\$7,000.00
Trimtrees	\$3,000.00	Replacefloorheaters(B)	\$10,000.00
RepairapronstomeetADA	\$4,000.00	Replacecarpet(A&B)	\$5,000.00
Replacepatiorailsandconcrete(B)	\$300,000.00	Replacepatioconcrete	\$7,000.00
Replaceheatingvalves,thermostatsand shut-offvalves(A&B)	\$5,000.00	Replaceallshutoffvalvesinkitchensand bathrooms(A)	\$10,000.00
Securityscreensforhallwaywindows(B)	\$10,000.00	Securitycameras(A&B)	\$5,000.00
Replaceceilingtile(A)	\$5,000.00	Replaceblinds(A)	\$3,000.00
Replacefloortile(A)	\$3,000.00	Extendpatioarea(A)	\$8,000.00
Upgradedaycareplayground(A)	\$4,000.00	Replacebalconyscreens(B)	\$10,000.00
Sidewalkreplacement	\$3,000.00	Installgrills(B)	\$1,500.00

Capital Fund Program Five-Year Action Plan			
Part II: Supporting Pages - Work Activities			
Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-33 Bellaire Towers A&B  Mechanism to prevent unit and hallway doors from slamming (B) Replace carpet	   \$30,000.00 \$4,000.00		
OH3-34 Addison High-Rise  Install two power door operators (ADA) Plumbing upgrades Upgrade compact chuted doors Electrical upgrades Site improvements Structural repairs Replace valves and expansion joints Exterior lighting Door repair/replacement	   \$3,000.00 \$10,000.00 \$5,000.00 \$10,000.00 \$3,000.00 \$15,000.00 \$3,000.00 \$2,000.00 \$10,000.00	OH3-34 Addison High-Rise  Plumbing upgrades Electrical upgrades Site improvements Structural repairs Upgrade bathrooms in non-mod units Upgrade community room lighting Parking lot renovations Install window screens in hallways Replace valves and expansion joints Door repair/replacement Replace kitchen cabinets - 20 units annually Exterior lighting	   \$10,000.00 \$10,000.00 \$1,000.00 \$10,000.00 \$15,000.00 \$4,000.00 \$12,000.00 \$20,000.00 \$3,000.00 \$4,000.00 \$10,000.00 \$3,000.00

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-35 Beachcrest		OH3-35 Beachcrest	
Electrical upgrades	\$15,000.00	Electrical upgrades	\$15,000.00
Site improvements	\$2,000.00	Site improvements	\$4,000.00
Structural repairs	\$15,000.00	Structural repairs	\$15,000.00
Plumbing upgrades	\$15,000.00	Repair patios and aluminum rails	\$10,000.00
Interior renovations	\$5,000.00	Plumbing upgrades	\$15,000.00
Ventilate elevators	\$8,000.00	Interior renovations	\$2,000.00
Heating convectors covers	\$2,000.00	Upgrade hallway lighting and exit lights	\$3,000.00
Exterior lighting	\$2,000.00	Replace unit entry doors (A/B)	\$5,000.00
Door repair/replacement	\$10,000.00	Repair building ventilation	\$30,000.00
Speed bumps	\$2,000.00	Exterior lighting	\$2,000.00
Replace shut off valves under kitchen sinks	\$7,000.00	Trash enclosures	\$4,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-36 Scranton		OH3-36 Scranton	
Replaceemergencygenerator	\$20,000.00	Electricalupgrades	\$10,000.00
Electricalupgrades	\$10,000.00	Siteimprovements	\$2,000.00
Siteimprovements	\$2,000.00	Structuralrepairs	\$10,000.00
Structuralrepairs	\$10,000.00	Plumbingupgrades	\$10,000.00
Lobbyupgrades	\$5,000.00	Replacewindows	\$20,000.00
ADAupgrades	\$5,000.00	Upgrade10%ofunitstomeetADA requirements	\$5,000.00
Plumbingupgrades	\$10,000.00	Interiorrenovations	\$2,000.00
Replacecarpeting	\$6,000.00		
Replacewindows	\$40,000.00		
Interiorrenovations	\$2,000.00		
Onepowerdooroperator	\$1,500.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-37 Apthorp		OH3-37 Apthorp	
Plumbingupgrade	\$10,000.00	Plumbingupgrade	\$10,000.00
Electricalupgrades	\$10,000.00	Electricalupgrades/newpanels	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Installonepowerdooroperator	\$1,500.00	Replaceintercomsystem	\$3,000.00
Repairandpaintcommunityroomand kitchen	\$7,000.00	Replacekitchencabinetsandinstall bathroomvanities-20unitsannually	\$10,000.00
Upgradelaundryfacility	\$4,000.00	Replacecommunityroomfurniture	\$2,000.00
Exteriorlighting	\$2,000.00	Centralairconditioningforhallways	\$5,000.00
Doorrepair/replacement	\$4,000.00	Exteriorlighting	\$1,000.00
Repairelevators	\$8,000.00	Doorrepair/replacement	\$4,000.00
Lobbyfurniture	\$3,000.00	Carpet30units	\$10,000.00
Replacecarpet	\$5,000.00	Upgradehallwayandexteriorlighting	\$5,000.00
Replacevalves,risersandpumps	\$3,000.00		
Replacebathroomventilationsystems- REAC	\$5,000.00		
Repairtrashchutemachineryand compactor	\$5,000.00		

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-38 Landon Walton		OH3-38 Landon Walton	
Repairs sidewalks and parking lots	\$2,000.00	Plumbing upgrade	\$2,000.00
Plumbing upgrade	\$2,000.00	Electrical upgrades	\$2,000.00
Electrical upgrades	\$2,000.00	Site improvements	\$1,000.00
Site improvements	\$1,000.00	Repairs sidewalks and parking lots	\$1,000.00
		Structural repairs	\$2,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-39 MountAuburn		OH3-39 MountAuburn	
Installapowerdooroperator(ADA)	\$1,500.00	InstallanADArampinthefrontandback ofbuilding	\$5,000.00
Rewirelightfixturesinhallwaysand stairwells	\$4,000.00	Rewirelightfixturesinhallwaysand stairwells	\$2,000.00
Replaceunitcarpeting	\$5,000.00	Installemergencypullchainsinallunits	\$2,000.00
Plumbingupgrade	\$8,000.00	Plumbingupgrade	\$8,000.00
Electricalupgrades	\$8,000.00	Electricalupgrades	\$8,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$6,000.00	Structuralrepairs	\$8,000.00
UpgradefiveunitstomeetADA requirements	\$3,000.00	Repositiontoiletgrabbarsandinstall otherADAaccessories	\$4,000.00
Emergencycallbuttonsystem	\$3,000.00	Replacelobbycarpeting	\$2,000.00
Repairdriveway	\$8,000.00	Installacommercialstoveandrefrigerator incommunityroom	\$6,000.00

CapitalFundProgramFive-YearActionPlan			
PartII:SupportingPages-WorkActivities			
ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-40 LorainSquare		OH3-40 LorainSquare	
Plumbingupgrade	\$10,000.00	Electricalupgrades	\$10,000.00
Electricalupgrades	\$10,000.00	Siteimprovements	\$2,000.00
Siteimprovements	\$2,000.00	Structuralrepairs	\$1,000.00
Structuralrepairs	\$10,000.00	Replacepatiodoorsin55units	\$10,000.00
InstallAndoverInfinitysecurityaccess system	\$10,000.00	InstallcentralA/Cinhallways,lobbies andcommunityroom	\$10,000.00
Repairbuildingenvelope	\$100,000.00	Installkitchenventsinallapartments	\$8,000.00
Installtwopowerdooroperators	\$3,000.00	Exteriorbuildingrepairs	\$100,000.00
UpgradeGFI'sandadedicatedwireforAC	\$10,000.00	Replacezonevalves,thermostatsandray packs	\$8,000.00
Replacezonevalves,thermostatsandray packs	\$8,000.00	UpgradeGFI'sandinstalladedicatedwire forAC	\$10,000.00
Installkitchenventsinallapartments	\$8,000.00	Upgradecommunityroomkitchen	\$8,000.00
Repaveparkinglot	\$2,000.00	Additional exteriorlighting	\$2,000.00
ReplacepipesandP-traps	\$2,000.00	Plumbingupgrade	\$20,000.00
Repairsidewalksandbenches	\$2,000.00	Retilebathroomsandkitchens	\$10,000.00
Storageshed	\$1,000.00	Paintlobbyandcommunityroom	\$2,000.00
Retilebathroomsandkitchens	\$10,000.00		

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities**

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-41 Miles Elmerge		OH3-41 Miles Elmerge	
Install one power door operator (ADA)	\$1,500.00	Electrical upgrades	\$12,000.00
Electrical upgrades	\$10,000.00	Plumbing upgrades	\$10,000.00
Plumbing upgrades	\$10,000.00	Site improvements	\$2,000.00
Site improvements	\$2,000.00	Structural repairs	\$10,000.00
Structural repairs	\$10,000.00	Exhaust fans in the kitchen of every unit	\$5,000.00
Exhaust fans in the kitchen of every unit	\$5,000.00	Repair porch handrails	\$8,000.00
Porch lighting need to be replaced	\$2,000.00	Replace the screen doors	\$8,000.00
Upgrade kitchen and bathrooms (twenty units annually)	\$10,000.00	Upgrade kitchen and bathrooms (twenty units annually)	\$10,000.00
Lobby and community room furniture	\$4,000.00	Install new retaining wall	\$5,000.00
Upgrade hallway lighting	\$10,000.00	Lobby upgrades	\$2,000.00
Install weather-stripping for doors	\$2,000.00	Security screens for first floor (HR)	\$10,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-42 BohnTower		OH3-42 BohnTower	
Plumbingupgrade	\$10,000.00	Plumbingupgrade	\$10,000.00
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Replacethecarpetinginunits	\$5,000.00	Upgradeintercomsystem	\$2,000.00
Installpowerdooroperator(ADA)	\$1,500.00	Replacethecarpetinginunits	\$4,000.00
Upgradekitchensandbathrooms(twenty unitsannually)	\$25,000.00	Upgradekitchensandbathrooms(twenty unitsannually)	\$25,000.00
Interiorrenovations	\$2,000.00	Installpowerdooroperator	\$1,500.00
Replaceceilinglightinlivingroom	\$2,000.00	Interiorrenovations	\$2,000.00

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**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-42A SunriseVillage  Electricalupgrades Plumbingupgrades Siteimprovements Structuralrepairs	   \$5,000.00 \$5,000.00 \$1,000.00 \$5,000.00	OH3-42A SunriseVillage  Electricalupgrades Plumbingupgrades Siteimprovements Structuralrepairs	   \$5,000.00 \$5,000.00 \$1,000.00 \$5,000.00
OH3-43 AlleghenyFamily  Electricalupgrades Plumbingupgrades Siteimprovements Structuralrepairs	   \$5,000.00 \$5,000.00 \$1,000.00 \$5,000.00	OH3-43 AlleghenyFamily  Electricalupgrades Plumbingupgrades Siteimprovements Structuralrepairs Waterproofbasements	   \$5,000.00 \$5,000.00 \$1,000.00 \$5,000.00 \$2,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-44 UnionSquare		OH3-44 UnionSquare	
Installtwopowerdooroperators	\$3,500.00	Relinetrashchutes	\$4,000.00
Upgradekitchensandbathrooms	\$25,000.00	Plumbingupgrade	\$10,000.00
Plumbingupgrade	\$10,000.00	Electricalupgrades	\$10,000.00
Electricalupgrades	\$10,000.00	Siteimprovements	\$2,000.00
Siteimprovements	\$3,000.00	Structuralrepairs(Balconies)	\$200,000.00
Structuralrepairs	\$10,000.00	Upgradekitchensandbathrooms	\$8,000.00
Increasesecuritycameras	\$3,000.00	Replacewindows	\$30,000.00
Replaceheatventcovers	\$1,000.00	Replaceroofs	\$50,000.00
Kickplatesforunitdoors	\$2,000.00	Canopyforrearofbuilding	\$2,000.00
Exteriorlighting	\$3,000.00		
Lobbyfurniture	\$2,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-45 E.110thandHarvard  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs	   \$3,000.00 \$3,000.00 \$1,000.00 \$3,000.00	OH3-45 E.110thandHarvard  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs	   \$3,000.00 \$3,000.00 \$1,000.00 \$3,000.00
OH3-50 W.5thandJefferson  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs Replaceroofs Replacefencing	   \$3,000.00 \$3,000.00 \$1,000.00 \$3,000.00 \$8,000.00 \$2,000.00	OH3-50 W.5thandJefferson  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs Paintandrepairpatios Replacefencing	   \$3,000.00 \$3,000.00 \$2,000.00 \$3,000.00 \$2,000.00 \$3,000.00

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-52 EuclidBeach		OH3-52 EuclidBeach	
Installpowerdooroperator(ADA)	\$1,500.00	Replaceairconditioners	\$8,000.00
Replaceairconditioners	\$7,000.00	Plumbingupgrade	\$17,000.00
Plumbingupgrade	\$16,000.00	Electricalupgrades	\$17,000.00
Electricalupgrades	\$16,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$10,000.00	Structuralrepairs	\$10,000.00
Structuralrepairs	\$10,000.00	Replacestoveincommunityroom	\$2,000.00
Exteriorlighting	\$5,000.00	Interiorrenovations	\$4,000.00
Replacecarpet	\$5,000.00		
Replaceroof	\$30,000.00		
Outdoorgrills	\$1,500.00		
InstallGFI'sinkitchensandbathrooms	\$8,000.00		
Installanairexchangeventilationunit	\$15,000.00		
Interiorrenovations	\$3,000.00		

Capital Fund Program Five-Year Action Plan			
Part II: Supporting Pages - Work Activities			
Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-53 West Blvd.		OH3-53 West Blvd.	
Plumbing upgrade	\$10,000.00	Plumbing upgrade	\$15,000.00
Electrical upgrades	\$8,000.00	Electrical upgrades	\$7,000.00
Site improvements	\$2,000.00	Site improvements	\$3,000.00
Structural repairs	\$10,000.00	Structural repairs	\$5,000.00
Install new units kitchen lights	\$8,000.00	Replace kitchen and bathroom cabinets	\$10,000.00
Replace kitchen and bathroom cabinets	\$10,000.00	Paint exterior	\$10,000.00
Renovate elevators	\$10,000.00	Replace carpet in twenty units	\$8,000.00
Replace doors	\$10,000.00	Patio tables and grills	\$2,000.00
Repair building cracks	\$247,000.00	Repair building cracks	\$100,000.00
Install ADA doors	\$3,500.00	Structural repairs to apartments	\$20,000.00
Renovate laundry room	\$2,000.00	Replace air conditioners for seventy-five units	\$10,000.00
Renovate recreation room	\$3,000.00	Renovate lobby	\$3,000.00
Replace carpet	\$10,000.00	Replace GFI's in kitchen and bathrooms	\$10,000.00
Replace GFI's in kitchen and bathrooms	\$8,000.00	Upgrade emergency call system	\$2,000.00
Interior and exterior signage	\$3,000.00	Interior renovations	\$4,000.00
Install CCTV system	\$4,000.00	unit	\$10,000.00
Renovate maintenance shop	\$5,000.00		
Interior renovations	\$4,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-54 OakwoodVillas		OH3-54 OakwoodVillas	
Replacecarpetintwenty-fiveunits	\$5,000.00	Plumbingupgrade	\$3,000.00
Plumbingupgrade	\$7,000.00	Electricalupgrades	\$2,000.00
Electricalupgrades	\$4,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$2,000.00	Structuralrepairs	\$3,000.00
Structuralrepairs	\$3,000.00	Replaceoutdatedkitchencountertops	\$2,000.00
Replacekitchencabinets-20units annually	\$3,000.00	Replacekitchencabinets-20units annually	\$3,000.00
Installdoorviewers	\$1,500.00	Replacefurnaceasneeded	\$2,000.00
Upgrademanagementofficeandlobby	\$2,000.00	Exteriorlighting	\$1,000.00
Replacefurnaceasneeded	\$3,000.00	Upgradebathrooms	\$4,000.00
Exteriorlighting	\$1,000.00	Replacewindowsandscreens	\$5,000.00
Replaceunitdoors	\$2,000.00		

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**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-56 Puritas		OH3-56 Puritas	
Exteriorbuildingrepairs	\$5,000.00	Replacewindows	\$4,000.00
Replacecarpet	\$2,000.00	Electricalupgrades	\$2,000.00
Electricalupgrades	\$2,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$1,000.00	Structuralrepairs	\$2,000.00
Structuralrepairs	\$2,000.00	Plumbingupgrades	\$1,000.00
Plumbingupgrades	\$2,000.00	Replacecarpet	\$1,000.00
Exteriorlighting	\$1,000.00		
OH3-71 BellaireTownhouses		OH3-71 BellaireTownhouses	
Plumbingupgrades	\$5,000.00	Plumbingupgrades	\$500.00
Replacealllaundryfaucetsanddrains	\$2,000.00	Electricalupgrades	\$5,000.00
Replacefurnacestoelectronicpilots	\$3,000.00	Siteimprovements	\$1,000.00
Replacefencing	\$2,000.00	Structuralrepairs	\$2,000.00
Repairsheds	\$1,000.00	Replacefurnacesasneeded	\$1,000.00
Sandblastbrick	\$1,000.00	Installverticalblinds	\$1,000.00
Replacenaturalsidewalkswithconcrete	\$1,000.00		
Landscape	\$1,000.00		
Replacewindows	\$7,000.00		
Paintstucco	\$1,000.00		
Electricalupgrades	\$5,000.00		
Siteimprovements	\$1,000.00		
Structuralrepairs	\$3,000.00		

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities**

ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-72 NoahEast		OH3-72 NoahEast	
Plumbingupgrade	\$1,500.00	Plumbingupgrade	\$1,500.00
Electricalupgrades	\$1,500.00	Electricalupgrades	\$1,500.00
Siteimprovements	\$1,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$1,000.00	Structuralrepairs	\$1,000.00
Replacescreendoors	\$2,000.00	Replaceinteriordoor	\$2,000.00
Exteriorlighting	\$1,000.00	Insulateexteriorofbuilding	\$2,000.00
OH3-73/OH3-106 ScatteredSites		OH3-73/OH3-106 ScatteredSites	
Replacewindows	\$10,000.00	Replacewindows	\$10,000.00
Plumbingupgrades	\$10,000.00	Plumbingupgrades	\$10,000.00
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Siteimprovements	\$5,000.00	Siteimprovements	\$5,000.00
Structuralrepairs	\$15,000.00	Structuralrepairs	\$15,000.00
Repairporches	\$12,000.00	Repairporches	\$12,000.00
Repairdriveways	\$10,000.00	Repairdriveways	\$10,000.00
Waterproofbasements	\$10,000.00	Waterproofbasements	\$10,000.00
Paintexteriors	\$8,000.00	Paintexteriors	\$8,000.00
Replaceroofs	\$20,000.00	Replaceroofs	\$20,000.00
Repairvinylsiding	\$15,000.00	Repairvinylsiding	\$15,000.00

CapitalFundProgramFive-YearActionPlan			
PartII:SupportingPages-WorkActivities			
ActivitiesforYear:2004 FFYGrant:2003 PHAFY:		ActivitiesforYear:2005 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-74 OakwoodGardens		OH3-74 OakwoodGardens	
Replacecarpeting(fiveunitsannually)	\$5,000.00	Replacefrontandbackentrancedoors	\$3,000.00
Insulationforcrawlspaces	\$2,000.00	Plumbingupgrades	\$4,000.00
Replacefrontandbackentrancedoors	\$2,000.00	Electricalupgrades	\$4,000.00
Plumbingupgrades	\$4,000.00	Siteimprovements	\$1,000.00
Electricalupgrades	\$4,000.00	Structuralrepairs	\$3,000.00
Siteimprovements	\$1,000.00	Replacewindowsandscreensinallunits	\$2,000.00
Structuralrepairs	\$3,000.00	Windowscreens	\$1,000.00
Exteriorlighting	\$10,000.00	Installfence	\$4,000.00
Replaceclosetdoors	\$4,700.00		
Installverticalblinds	\$2,000.00		
OH3-75 ScatteredSites		OH3-75 ScatteredSites	
Replacewindows	\$20,000.00	Replacewindows	\$20,000.00
Plumbingupgrades	\$15,000.00	Plumbingupgrades	\$15,000.00
Electricalupgrades	\$20,000.00	Electricalupgrades	\$20,000.00
Siteimprovements	\$10,000.00	Siteimprovements	\$10,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Repairporches	\$10,000.00	Repairporches	\$7,000.00
Repairdriveways	\$12,000.00	Repairdriveways	\$12,000.00
Waterproofbasements	\$8,000.00	Waterproofbasements	\$10,000.00
Paintexteriors	\$10,000.00	Paintexteriors	\$10,000.00
Replaceroofs	\$10,000.00	Replaceroofs	\$10,000.00
Repairvinylsiding	\$10,000.00	Repairvinylsiding	\$15,000.00
OH3-77 FairwayManor		OH3-77 FairwayManor	

Capital Fund Program Five-Year Action Plan			
Part II: Supporting Pages - Work Activities			
Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Plumbing upgrades	\$8,000.00	Plumbing upgrades	\$8,000.00
Electrical upgrades	\$8,000.00	Electrical upgrades	\$8,000.00
Site improvements	\$1,000.00	Site improvements	\$1,000.00
Structural repairs	\$8,000.00	Structural repairs	\$5,000.00
Replace carpet	\$5,000.00	Handicap faucet handles	\$3,000.00
Handicap faucet handles	\$3,000.00	Replace kitchen cabinets and countertops	\$5,000.00
Replace kitchen cabinets and countertops	\$5,000.00	Repair garage	\$5,000.00
Repair sidewalk and driveway aprons	\$5,000.00	Replace gas line and valves	\$4,000.00
Replace gas line and valves	\$4,000.00		
PHA Wide-504 Upgrades	\$75,000.00	PHA Wide-504 Upgrades	\$75,000.00
PHA Wide-Lead Projects	\$30,000.00	PHA Wide-Lead Projects	\$30,000.00
PHA Wide-Contingency	\$1,000,000.00	PHA Wide-Contingency	\$1,000,000.00
PHA Wide-Administration	\$1,275,064.00	PHA Wide-Administration	\$1,275,064.00
PHA Wide-Cost Allocation	\$800,000.00	PHA Wide-Cost Allocation	\$800,000.00
PHA Wide-Fees and Costs In-house and outside A/E	\$1,651,528.00	PHA Wide-Fees and Costs In-house and outside A/E	\$1,651,528.00
PHA Wide-Vacancy Reduction and PHA Wide Maintenance	\$1,000,000.00	PHA Wide-Vacancy Reduction and PHA Wide Maintenance	\$1,000,000.00
PHA Wide-Dwelling/Nondwelling Equipment and Structures	\$838,000.00	PHA Wide-Dwelling/Nondwelling Equipment and Structures	\$858,000.00
PHA Wide-Site Improvements	\$800,000.00	PHA Wide-Site Improvements	\$800,000.00

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

Activities for Year: 2004 FFY Grant: 2003 PHAFY:		Activities for Year: 2005 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
PHA Wide-Management Improvements and Security	\$5,681,332.00	PHA Wide-Management Improvements and Security	\$5,681,332.00
PHA Wide-Community Center Repairs	\$125,000.00	PHA Wide-Community Center Repairs	\$125,000.00
PHA Wide-Relocation for Modernization Projects	\$60,000.00	PHA Wide-Relocation for Modernization Projects	\$60,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-01 Valleyview		OH3-01 Valleyview	
Electrical upgrades	\$75,000.00	Electrical upgrades	\$75,000.00
Plumbing upgrades	\$75,000.00	Plumbing upgrades	\$75,000.00
Site improvements	\$50,000.00	Site improvements	\$75,000.00
Structural repairs	\$75,000.00	Structural repairs	\$50,000.00
Comprehensive modernization of existing units or demolition and construction of new units (on or offsite)	\$500,000.00	Comprehensive modernization of existing units or demolition and construction of new units (on or offsite)	\$500,000.00
Sidewalk repairs	\$50,000.00	Sidewalk repairs	\$25,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-03 Outhwaite		OH3-03 Outhwaite	
Electrical upgrades	\$50,000.00	Electrical upgrades	\$50,000.00
Plumbing upgrades	\$50,000.00	Plumbing upgrades	\$50,000.00
Interior renovations	\$7,000.00	Interior renovations	\$7,000.00
Site improvements	\$25,000.00	Site improvements	\$30,000.00
Structural repairs	\$75,000.00	Structural repairs	\$75,000.00
Replace roofs	\$50,000.00	Replace windows in non-mod areas	\$50,000.00
Hot water heaters and pumps	\$10,000.00	Hot water heaters and pumps	\$10,000.00
Install ornamental fence in Recovery Village	\$100,000.00	Comprehensive modernization of unit on Scovill Avenue	\$1,000,000.00
Dumpster area with enclosures	\$20,000.00	Replace tile	\$50,000.00
Replace tile	\$10,000.00	Replace roofs	\$50,000.00
Repair/replace fencing	\$20,000.00	Repair/replace fencing	\$10,000.00
Comprehensive modernization of Scovill units	\$1,000,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-04 Woodhill		OH3-04 Woodhill	
Repairthecommunitycenter	\$25,000.00	Electricalupgrades	\$75,000.00
Electricalupgrades	\$75,000.00	Plumbingupgrades	\$50,000.00
Plumbingupgrades	\$75,000.00	Siteimprovements	\$20,000.00
Siteimprovements	\$30,000.00	Structuralrepairs	\$50,000.00
Structuralrepairs	\$75,000.00	Implementtreemanagementprogram	\$25,000.00
OH3-06 Baldwin		OH3-06 Baldwin	
Electricalupgrades	\$5,000.00	Electricalupgrades	\$2,000.00
Plumbingupgrades	\$2,000.00	Plumbingupgrades	\$1,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$5,000.00	Structuralrepairs	\$2,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-06 NewWoodland		OH3-06 NewWoodland	
Repairporches	\$5,000.00	Plumbingupgrade	\$1,000.00
Plumbingupgrade	\$1,000.00	Electricalupgrades	\$2,000.00
Electricalupgrades	\$2,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$1,000.00	Structuralrepairs	\$2,000.00
Structuralrepairs	\$2,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-07 CarverPark		OH3-07 CarverPark	
ComprehensivemodernizationofA/BSection dwellingunits	\$2,000,000.00	ComprehensivemodernizationofA/BSection dwellingunits	\$2,000,000.00
Electricalupgrades	\$75,000.00	Electricalupgrades	\$75,000.00
Plumbingupgrades	\$75,000.00	Plumbingupgrades	\$75,000.00
Siteimprovements	\$40,000.00	Siteimprovements	\$40,000.00
Structuralrepairs	\$75,000.00	Structuralrepairs	\$75,000.00
Replaceroofs	\$50,000.00	Secureallbasementwindows	\$20,000.00
Trashcompactors	\$20,000.00		
Installdrywallbarrier	\$5,000.00		
Fencerepairs	\$15,000.00		
Installnewrisersandshut-offvalves-A/BBlock	\$10,000.00		
A/BBlock	\$10,000.00		
Replacecanopies-A/Bblock	\$50,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-08 RiversideOH		OH3-08 RiversideOH	
Increasestoragespaceforallunits	\$10,000.00	Electricalupgrades	\$40,000.00
Electricalupgrades	\$40,000.00	Plumbingupgrades	\$40,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$75,000.00
Structuralrepairs	\$40,000.00	Structuralrepairs	\$50,000.00
Vinylsiding/shutterrepair	\$15,000.00	Vinylsiding	\$50,000.00
Replacefurnacesasneeded	\$10,000.00	Replacefurnacesasneeded	\$5,000.00
Replacewindowsscreens	\$50,000.00	Replacefurnacesasneeded	\$10,000.00
Addsewerlines	\$25,000.00	Replacewindowsscreens	\$25,000.00
Removedeadtrees	\$10,000.00	Addsewerlines	\$25,000.00
Repairconcrete	\$15,000.00	Removedeadtrees	\$10,000.00
Replaceexteriorandstormdoors	\$50,000.00	Increasestoragespaceforallunits	\$10,000.00
Createadditionalparking	\$20,000.00	Repairconcrete	\$20,000.00
		Replaceexteriorandstormdoors	\$20,000.00
		Installanemergencygeneratorinthe communityroom	\$25,000.00
		Installsecuritycamerasinmanagementoffice, parkinglotandwalkways	\$10,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-11 CedarExtension		OH3-11 CedarExtension	
Upgradeallkitchensandbathrooms	\$25,000.00	Upgradeallkitchensandbathrooms	\$25,000.00
Electricalupgrades	\$100,000.00	Electricalupgrades	\$75,000.00
Plumbingupgrades	\$75,000.00	Plumbingupgrades	\$50,000.00
Siteimprovements	\$30,000.00	Siteimprovements	\$20,000.00
Structuralrepairs	\$75,000.00	Structuralrepairs	\$75,000.00
Hotwaterheaters,pumpsandfurnaces	\$7,000.00	Comprehensivemodernizationofunits	\$500,000.00
		Hotwaterheaters,pumpsandfurnaces	\$15,000.00
OH3-13 GardenValley		OH3-13 GardenValley	
Plumbingupgrades	\$100,000.00	Plumbingupgrades	\$100,000.00
Implementestate-widetrashcollectionplan	\$25,000.00	Electricalupgrades	\$100,000.00
Electricalupgrades	\$100,000.00	Siteimprovements	\$50,000.00
Siteimprovements	\$30,000.00	Structuralrepairs	\$100,000.00
Structuralrepairs	\$100,000.00	Comprehensivemodernizationofunits	\$500,000.00
Comprehensivemodernizationofunits	\$426,684.00	Installemergencygeneratorincommunity center	\$25,000.00
Repairvinylsiding	\$30,000.00	Installshowersinthreestorywalkups	\$10,000.00
Installshowersinthreestorywalkups	\$8,000.00		

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-14/OH3-88 Olde Cedar		OH3-14/OH3-88 Olde Cedar	
Electrical upgrades	\$50,000.00	Electrical upgrades	\$75,000.00
Plumbing upgrades	\$75,000.00	Plumbing upgrades	\$50,000.00
Site improvements	\$75,000.00	Site improvements	\$30,000.00
Structural repairs	\$50,000.00	Structural repairs	\$75,000.00
Install security screen to protect windows	\$100,000.00	Install security screen to protect windows	\$25,000.00
Replace kitchen cabinets-ten units annually	\$20,000.00	Replace kitchen cabinets-ten units annually	\$20,000.00
Replace windows-one building annually	\$20,000.00	Replace windows-one building annually	\$25,000.00
Replace hot water tanks, pumps and furnaces (I)	\$118,000.00	Install fence	\$20,000.00
Replace boilers and pumps (II)	\$18,000.00	(I)	\$10,000.00
Replace unit furnaces	\$5,000.00	Replace boilers and pumps (II)	\$5,000.00
Repair balconies	\$300,000.00	Replace balconies	\$50,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-16 Lakeview Terrace		OH3-16 Lakeview Terrace	
Electrical upgrades	\$75,000.00	Electrical upgrades	\$75,000.00
Plumbing upgrades	\$75,000.00	Plumbing upgrades	\$75,000.00
Site improvements	\$75,000.00	Site improvements	\$75,000.00
Structural repairs	\$50,000.00	Structural repairs	\$50,000.00
Major site improvements	\$1,000,000.00	Major site improvements	\$1,000,000.00
Install fencing	\$10,000.00		
OH3-17 Crestview		OH3-17 Crestview	
Electrical upgrades	\$75,000.00	Electrical upgrades	\$75,000.00
Plumbing upgrades	\$75,000.00	Plumbing upgrades	\$75,000.00
Site improvements	\$75,000.00	Site improvements	\$75,000.00
Structural repairs	\$50,000.00	Structural repairs	\$50,000.00
Replace carpet in halls and common areas	\$75,000.00	Replace carpet in halls and common areas	\$50,000.00
Install sound barriers for interstate noise	\$100,000.00	Replace carpet in units	\$50,000.00
Replace carpet in units	\$50,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-18 KingKennedySouth		OH3-18 KingKennedySouth	
Electricalupgrades	\$50,000.00	Electricalupgrades	\$50,000.00
Plumbingupgrades	\$50,000.00	Plumbingupgrades	\$50,000.00
Siteimprovements	\$50,000.00	Siteimprovements	\$50,000.00
Structuralrepairs	\$50,000.00	Structuralrepairs	\$50,000.00
OH3-21 Wade		OH3-21 Wade	
Electricalupgrades	\$30,000.00	Electricalupgrades	\$30,000.00
Plumbingupgrades	\$100,000.00	Plumbingupgrades	\$25,000.00
Siteimprovements	\$20,000.00	Siteimprovements	\$20,000.00
Structuralrepairs	\$30,000.00	Structuralrepairs	\$30,000.00
Replaceclosetdoors	\$50,000.00	Exteriorlighting	\$30,000.00
Exteriorlighting	\$30,000.00		
Replacefurnaces	\$5,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-22 Springbrook		OH3-22 Springbrook	
Expandparkinglot system	\$45,000.00	units	\$65,000.00
Plumbingupgrade	\$57,000.00	Electricalupgrades	\$30,000.00
Upgradebathroomsandkitchens-non-modunits	\$150,000.00	Siteimprovements	\$20,000.00
Electricalupgrades	\$65,000.00	Structuralrepairs	\$30,000.00
Siteimprovements	\$30,000.00	Replacehotwaterpumpsandfirstfloorvalves	\$18,000.00
Structuralrepairs	\$20,000.00	Replacefurnacesasneeded(F)	\$5,000.00
Ventilatebathrooms	\$30,000.00	Plumbingupgrades	\$20,000.00
Upgradelaundryrooms	\$20,000.00	Exteriorlighting	\$30,000.00
Replaceroofs	\$100,000.00		
Exteriorlighting	\$30,000.00		
Replacehotwaterpumpsandfirstfloorvalves	\$18,000.00		
Replacefurnacesasneeded(F)	\$5,000.00		

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-24 Willson		OH3-24 Willson	
Improve apartment ventilation system	\$100,000.00	Construct walkways from unit's rear door	\$25,000.00
Electrical upgrades	\$75,000.00	to sidewalk - all units	
Plumbing upgrades	\$75,000.00	Create community/activity center	\$109,700.00
Site improvements	\$75,000.00	Electrical upgrades	\$75,000.00
Structural repairs	\$50,000.00	Plumbing upgrades	\$75,000.00
Exterior lighting	\$30,000.00	Site improvements	\$75,000.00
		Structural repairs	\$50,000.00
OH3-25/OH3-78 Riverview Tower		OH3-25/OH3-78 Riverview Tower	
Electrical upgrades	\$50,000.00	Electrical upgrades	\$50,000.00
Plumbing upgrades	\$50,000.00	Plumbing upgrades	\$50,000.00
Site improvements	\$50,000.00	Site improvements	\$50,000.00
Structural repairs	\$50,000.00	Structural repairs	\$50,000.00
Interior renovations	\$15,000.00	Interior renovations	\$15,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-26 KingKennedyNorth		OH3-26 KingKennedyNorth	
Constructionofreplacementunits	\$1,666,666.00	Constructionofreplacementunits	\$1,666,666.00
Electricalupgrades	\$50,000.00	Electricalupgrades	\$50,000.00
Plumbingupgrades	\$50,000.00	Plumbingupgrades	\$50,000.00
Siteimprovements	\$50,000.00	Siteimprovements	\$50,000.00
Structuralrepairs	\$50,000.00	Structuralrepairs	\$50,000.00
OH3-28 Manhattan		OH3-28 Manhattan	
Electricalupgrades	\$10,000.00	Electricalupgrades	\$10,000.00
Plumbingupgrades	\$7,000.00	Plumbingupgrades	\$7,000.00
Replacecarpetintwenty-fiveunits	\$5,000.00	Structuralrepairs	\$4,000.00
Interiorrenovations	\$5,000.00	Interiorrenovations	\$5,000.00
		Replacecarpetintwenty-fiveunits	\$5,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-29 ParkDenison		OH3-29 ParkDenison	
Replacecarpetin30units	\$10,000.00	Electricalupgrades	\$7,000.00
Electricalupgrades	\$7,000.00	Plumbingupgrades	\$7,000.00
Plumbingupgrades	\$5,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$4,000.00	Structuralrepairs	\$5,000.00
Structuralrepairs	\$6,000.00		
OH3-30 LaRonde		OH3-30 LaRonde	
Electricalupgrades	\$10,000.00	Electricalupgrades	\$15,000.00
Siteimprovements	\$10,000.00	Siteimprovements	\$15,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$15,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-31 LakeviewHigh-Rise		OH3-31 LakeviewHigh-Rise	
Electricalupgrades	\$15,000.00	Electricalupgrades	\$30,000.00
Plumbingupgrades	\$10,000.00	Plumbingupgrades	\$30,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$30,000.00	Structuralrepairs	\$30,000.00
Replaceallunitclosetdoors	\$18,000.00	Installnewkitchencabinetsinallunits	\$36,000.00
Upgradelaundryroom	\$20,000.00	Renovatemangementoffice	\$30,000.00
Renovateelevators	\$100,000.00	Interiorrenovations	\$10,000.00
Interiorrenovations	\$10,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-32 AddisonTownhouse		OH3-32 AddisonTownhouse	
Installnewkitchencabinetsinallunits	\$25,000.00	Electricalupgrades	\$8,000.00
Electricalupgrades	\$5,000.00	Plumbingupgrades	\$8,000.00
Plumbingupgrades	\$10,000.00	Siteimprovements	\$1,000.00
Siteimprovements	\$2,000.00	Structuralrepairs	\$8,000.00
Structuralrepairs	\$4,000.00	Newcarpetinallunits	\$5,000.00
Newcarpetinallunits	\$5,000.00	Installkitchenstovevents	\$6,000.00
Installkitchenstovevents	\$5,000.00		
screensinallunits	\$20,000.00		
Exteriorlighting	\$30,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-33 BellaireTowersA&B		OH3-33 BellaireTowersA&B	
Plumbingupgrade	\$30,000.00	Plumbingupgrade	\$30,000.00
Upgradeallapartmentdoors(A&B)	\$25,000.00	Electricalupgrades	\$50,000.00
Electricalupgrades	\$20,000.00	Siteimprovements	\$20,000.00
Siteimprovements	\$30,000.00	Structuralrepairs	\$30,000.00
Structuralrepairs	\$50,000.00	Replaceallclosetdoors	\$50,000.00
Upgradetheinteriorsofelevators	\$50,000.00	Upgradeallkitchenandbathroomcabinets andcountertops(20annually)	\$50,000.00
Replaceallclosetdoors	\$30,000.00	Replacethetileinallunits	\$40,000.00
countertops(A&B)	\$50,000.00		
Replacethetileinallunits	\$20,000.00		
Replaceunitdoors	\$30,000.00		
Improveexteriorlighting(A&B)	\$15,000.00		
bathrooms(A&B)	\$10,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-34 AddisonHigh-Rise		OH3-34 AddisonHigh-Rise	
Plumbingupgrades	\$7,000.00	Plumbingupgrades	\$20,000.00
Electricalupgrades	\$10,000.00	Electricalupgrades	\$20,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$5,000.00	Structuralrepairs	\$15,000.00
Upgradebathroomsinnon-modunits	\$10,000.00	Upgradebathroomsinnon-modunits	\$20,000.00
Replacekitchencabinets-20unitsannually	\$15,000.00	Replacekitchencabinets-20unitsannually	\$15,000.00
Exteiorlighting	\$30,000.00	Exteiorlighting	\$30,000.00
Replacevalvesandexpansionjoints	\$10,000.00	Replacevalvesandexpansionjoints	\$10,000.00
OH3-35 Beachcrest		OH3-35 Beachcrest	
Electricalupgrades	\$25,000.00	Electricalupgrades	\$25,000.00
Siteimprovements	\$10,000.00	Siteimprovements	\$10,000.00
Structuralrepairs	\$50,000.00	Structuralrepairs	\$25,000.00
Repairpatiosandaluminumrails	\$10,000.00	Plumbingupgrades	\$25,000.00
Plumbingupgrades	\$20,000.00		
Exteriorlighting	\$30,000.00		

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-36 Scranton		OH3-36 Scranton	
Electrical upgrades	\$10,000.00	Electrical upgrades	\$15,000.00
Site improvements	\$20,000.00	Site improvements	\$20,000.00
Structural repairs	\$20,000.00	Structural repairs	\$20,000.00
Plumbing upgrades	\$20,000.00	Plumbing upgrades	\$20,000.00
Interior renovations	\$10,000.00	Interior renovations	\$10,000.00
Upgrade 10% of units to meet ADA requirements	\$10,000.00		
OH3-37 Apthorp		OH3-37 Apthorp	
Plumbing upgrade	\$5,000.00	Plumbing upgrade	\$15,000.00
Electrical upgrades	\$5,000.00	Electrical upgrades	\$15,000.00
Site improvements	\$5,000.00	Site improvements	\$5,000.00
Structural repairs	\$5,000.00	Structural repairs	\$15,000.00
Replace outdated appliances	\$3,000.00	Replace outdated appliances	\$5,000.00
Install carpet in 30 units	\$30,000.00	Install carpet in 30 units	\$30,000.00
Exterior lighting	\$30,000.00	Exterior lighting	\$30,000.00
		Replace hallway carpeting	\$6,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-38 LandonWalton		OH3-38 LandonWalton	
Plumbingupgrade	\$2,000.00	Plumbingupgrade	\$5,000.00
Electricalupgrades	\$2,000.00	Electricalupgrades	\$5,000.00
Siteimprovements	\$10,000.00	Siteimprovements	\$10,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00
Repairsidewalksandparkinglots	\$5,000.00	Repairsidewalksandparkinglots	\$5,000.00
OH3-39 MountAuburn		OH3-39 MountAuburn	
Plumbingupgrade	\$6,000.00	Plumbingupgrade	\$10,000.00
Electricalupgrades	\$8,000.00	Electricalupgrades	\$10,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$3,000.00
Structuralrepairs	\$10,000.00	Structuralrepairs	\$10,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-40 Lorain Square		OH3-40 Lorain Square	
Plumbing upgrade	\$8,000.00	Plumbing upgrade	\$15,000.00
Electrical upgrades	\$5,000.00	Electrical upgrades	\$15,000.00
Site improvements	\$2,000.00	Site improvements	\$5,000.00
Structural repairs and replace patio doors	\$15,000.00	Structural repairs and replace patio doors	\$15,000.00
Replace zone valves, thermostats and ray packs	\$10,000.00	Replace zone valves, thermostats and ray packs	\$10,000.00
Repair patio rails	\$7,000.00		
OH3-41 Miles El marge		OH3-41 Miles El marge	
Electrical upgrades	\$10,000.00	Electrical upgrades	\$15,000.00
Plumbing upgrades	\$7,000.00	Plumbing upgrades	\$15,000.00
Site improvements	\$5,000.00	Site improvements	\$15,000.00
Structural repairs	\$5,000.00	Structural repairs	\$15,000.00
Exhaust fans in the kitchen of every unit	\$7,000.00	Upgrade kitchen and bathrooms (twenty units annually)	\$20,000.00
Replaces creendoors annually)	\$10,000.00		
	\$15,000.00		

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-42 BohnTower		OH3-42 BohnTower	
Plumbingupgrade	\$8,000.00	Plumbingupgrade	\$15,000.00
Electricalupgrades	\$7,000.00	Electricalupgrades	\$15,000.00
Siteimprovements	\$4,000.00	Siteimprovements	\$4,000.00
Structuralrepairs	\$6,000.00	Structuralrepairs	\$15,000.00
Replacethecarpetinginunits	\$5,000.00	Replacethecarpetinginunits	\$5,000.00
Upgradekitchensandbathrooms(twentyunits annually)	\$10,000.00	Upgradekitchensandbathrooms(twentyunits annually)	\$20,000.00
OH3-42A SunriseVillage		OH3-42A SunriseVillage	
Electricalupgrades	\$2,000.00	Electricalupgrades	\$2,000.00
Plumbingupgrades	\$2,000.00	Plumbingupgrades	\$2,000.00
Siteimprovements	\$1,000.00	Siteimprovements	\$1,000.00
Structuralrepairs	\$2,000.00	Structuralrepairs	\$2,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-43 Allegheny Family		OH3-43 Allegheny Family	
Electrical upgrades	\$2,000.00	Electrical upgrades	\$3,000.00
Plumbing upgrades	\$2,000.00	Plumbing upgrades	\$2,000.00
Site improvements	\$1,000.00	Site improvements	\$2,000.00
Structural repairs	\$3,000.00	Structural repairs	\$5,000.00
Parking area resurfacing	\$7,000.00	Landscaping	\$3,000.00
OH3-44 Union Square		OH3-44 Union Square	
Replace patio doors and screens in all units	\$20,000.00	Replace patio doors and screens in all units	\$20,000.00
Replace window screens in all units	\$20,000.00	Replace window screens in all units	\$20,000.00
Plumbing upgrade	\$10,000.00	Replace glass exit doors with metal doors	\$15,000.00
Electrical upgrades	\$5,000.00	Plumbing upgrade	\$20,000.00
Site improvements	\$3,000.00	Electrical upgrades	\$5,000.00
Structural repairs	\$7,000.00	Site improvements	\$3,000.00
		Structural repairs/window replacement	\$25,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-45 E.110thandHarvard  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs	   \$2,000.00 \$2,000.00 \$2,000.00 \$2,000.00	OH3-45 E.110thandHarvard  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs	   \$2,000.00 \$2,000.00 \$2,000.00 \$2,000.00
OH3-50 W.5thandJefferson  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs Repairroofs	   \$2,000.00 \$2,000.00 \$2,000.00 \$2,000.00 \$10,000.00	OH3-50 W.5thandJefferson  Plumbingupgrade Electricalupgrades Siteimprovements Structuralrepairs	   \$2,000.00 \$2,000.00 \$2,000.00 \$2,000.00 \$7,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-52 EuclidBeach		OH3-52 EuclidBeach	
Replaceairconditioners	\$7,000.00	Replaceairconditioners	\$7,000.00
Plumbingupgrade	\$5,000.00	Plumbingupgrade	\$5,000.00
Electricalupgrades	\$5,000.00	Electricalupgrades	\$5,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$3,000.00	Structuralrepairs	\$3,000.00
Exteriorlighting	\$4,000.00	Exteriorlighting	\$5,000.00
Replaceroof	\$25,000.00		

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-53 West Blvd.		OH3-53 West Blvd.	
Plumbing upgrade	\$7,000.00	Renovate lobby	\$5,000.00
Electrical upgrades	\$7,000.00	Replace kitchen and bathroom cabinets	\$7,000.00
Site improvements	\$3,000.00	Plumbing upgrade	\$7,000.00
Structural repairs	\$20,000.00	Electrical upgrades	\$7,000.00
Replace kitchen and bathroom cabinets	\$10,000.00	Structural repairs	\$20,000.00
Replace windows and patio doors	\$50,000.00	Replace parking lots	\$7,000.00
Install compactor	\$25,000.00	Upgrade mens restroom	\$4,000.00
Replace fire doors	\$20,000.00	Upgrade maintenance shop	\$5,000.00
Upgrade maintenance shop	\$5,000.00	Repair windows	\$10,000.00
Renovate elevators	\$10,000.00	Site improvement	\$2,000.00
Upgrade community room kitchen	\$10,000.00	Renovate elevators	\$4,000.00
Underground sprinklers system	\$2,000.00	Interior renovations	\$5,000.00
Upgrade fire alarm system	\$5,000.00		
Replace parking lots	\$8,000.00		
Interior renovations	\$5,000.00		

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-54 Oakwood Villas		OH3-54 Oakwood Villas	
Replace carpet in twenty-five units	\$5,000.00	Replace carpet in twenty-five units	\$5,000.00
Plumbing upgrade	\$5,000.00	Plumbing upgrade	\$5,000.00
Electrical upgrades	\$4,000.00	Electrical upgrades	\$4,000.00
Site improvements	\$2,000.00	Site improvements	\$2,000.00
Structural repairs	\$3,000.00	Structural repairs	\$3,000.00
Replace kitchen and bathroom faucets-	\$5,000.00	Install ornamental benches	\$3,000.00
Replace kitchen cabinets-20 units annually	\$7,000.00	Replace kitchen cabinets-20 units annually	\$3,000.00
Parking lot repairs	\$7,000.00	Replace furnaces as needed	\$5,000.00
Replace furnaces as needed	\$5,000.00	Exterior lighting	\$5,000.00
Exterior lighting	\$5,000.00		
OH3-56 Puritas		OH3-56 Puritas	
Replace carpeting	\$5,000.00	Electrical upgrades	\$4,000.00
Electrical upgrades	\$3,000.00	Site improvements	\$1,000.00
Site improvements	\$2,000.00	Structural repairs	\$2,000.00
Structural repairs	\$3,000.00	Plumbing upgrades	\$2,000.00
Plumbing upgrades	\$5,000.00	Replace carpeting	\$5,000.00
OH3-71		OH3-71	

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Bellaire Townhouses		Bellaire Townhouses	
Plumbing upgrades	\$5,000.00	Plumbing upgrades	\$5,000.00
Electrical upgrades	\$4,000.00	Electrical upgrades	\$4,000.00
Site improvements	\$7,000.00	Site improvements	\$2,000.00
Structural repairs	\$7,000.00	Structural repairs	\$3,000.00
Replace ten furnaces annually	\$2,000.00	Replace furnaces as needed	\$5,000.00
Replace fencing	\$5,000.00	Replace fencing	\$5,000.00
OH3-72 Noah East		OH3-72 Noah East	
Plumbing upgrade	\$5,000.00	Plumbing upgrade	\$5,000.00
Electrical upgrades	\$2,000.00	Electrical upgrades	\$2,000.00
Site improvements	\$2,000.00	Site improvements	\$2,000.00
Structural repairs	\$5,000.00	Structural repairs	\$5,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-73/OH3-106 Scattered Sites		OH3-73/OH3-106 Scattered Sites	
Replace windows	\$50,000.00	Replace windows	\$50,000.00
Plumbing upgrades	\$20,000.00	Plumbing upgrades	\$20,000.00
Electrical upgrades	\$20,000.00	Electrical upgrades	\$20,000.00
Site improvements	\$30,000.00	Site improvements	\$30,000.00
Structural repairs	\$20,000.00	Structural repairs	\$20,000.00
Repair porches	\$20,000.00	Repair porches	\$20,000.00
Repair driveways	\$20,000.00	Repair driveways	\$20,000.00
Waterproof basements	\$30,000.00	Waterproof basements	\$30,000.00
Paint exteriors	\$30,000.00	Paint exteriors	\$30,000.00
Replace roofs	\$25,000.00	Replace roofs	\$25,000.00
Repair vinyl siding	\$30,000.00	Repair vinyl siding	\$30,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-74 Oakwood Gardens		OH3-74 Oakwood Gardens	
Install new bathroom medicine cabinets in all units	\$3,000.00	Reconfiguration/replacement of closet and utility doors	\$1,000.00
Installation of unit air conditioners	\$2,000.00	Install fencing	\$3,000.00
Plumbing upgrades	\$4,000.00	Plumbing upgrades	\$4,000.00
Electrical upgrades	\$4,000.00	Electrical upgrades	\$4,000.00
Site improvements	\$2,000.00	Site improvements	\$2,000.00
Structural repairs	\$3,000.00	Structural repairs	\$8,000.00
Exterior lighting	\$10,000.00	Replace windows and screens in all units	\$25,000.00
		Exterior lighting	\$1,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
OH3-75/OH3-83 Scattered Sites		OH3-75/OH3-83 Scattered Sites	
Replace windows	\$15,000.00	Replace windows	\$15,000.00
Plumbing upgrades	\$15,000.00	Plumbing upgrades	\$10,000.00
Electrical upgrades	\$15,000.00	Electrical upgrades	\$10,000.00
Site improvements	\$7,016.00	Site improvements	\$10,000.00
Structural repairs	\$15,000.00	Structural repairs	\$10,000.00
Repair porches	\$14,000.00	Repair porches	\$10,000.00
Repair driveways	\$15,000.00	Repair driveways	\$15,000.00
Waterproof basements	\$20,000.00	Waterproof basements	\$20,000.00
Paint exteriors	\$50,000.00	Paint exteriors	\$15,000.00
Replace roofs	\$20,000.00	Replace roofs	\$20,000.00
Repair vinyl siding	\$15,000.00	Repair vinyl siding	\$15,000.00

<b>CapitalFundProgramFive-YearActionPlan</b>			
<b>PartII:SupportingPages-WorkActivities</b>			
ActivitiesforYear:2006 FFYGrant:2003 PHAFY:		ActivitiesforYear:2007 FFYGrant:2003 PHAFY:	
DevelopmentNumber/NameGeneralDescription ofMajorWorkCategories	EstimatedCost	DevelopmentNumber/NameGeneral DescriptionofMajorWorkCategories	EstimatedCost
OH3-77 FairwayManor		OH3-77 FairwayManor	
Plumbingupgrades	\$3,000.00	Plumbingupgrades	\$3,000.00
Electricalupgrades	\$3,000.00	Electricalupgrades	\$3,000.00
Siteimprovements	\$2,000.00	Siteimprovements	\$2,000.00
Structuralrepairs	\$3,000.00	Structuralrepairs	\$3,000.00
Handicapfaucethandles	\$5,000.00	Replacegasline,valvesandraypak	\$15,000.00
Replacegasline,valvesandraypak	\$15,000.00	Replaceroofs	\$25,000.00
Replacekitchencabinetsandcountertops	\$10,000.00		
OH3-78 RiverviewFamily		OH3-78 RiverviewFamily	
Constructionofoff-sitereplacementunits	\$850,000.00	Constructionofoff-sitereplacementunits	\$1,850,000.00

<b>Capital Fund Program Five-Year Action Plan</b>			
<b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
PHA Wide-504 Upgrades	\$75,000.00	PHA Wide-504 Upgrades	\$75,000.00
PHA Wide-Lead Projects	\$30,000.00	PHA Wide-Lead Projects	\$30,000.00
PHA Wide-Contingency	\$1,000,000.00	PHA Wide-Contingency	\$1,000,000.00
PHA Wide-Administration	\$1,275,064.00	PHA Wide-Administration	\$1,275,064.00
PHA Wide-Cost Allocation	\$800,000.00	PHA Wide-Cost Allocation	\$800,000.00
PHA Wide-Fees and Costs In-house and outside A/E	\$1,651,528.00	PHA Wide-Fees and Costs In-house and outside A/E	\$1,651,528.00
PHA Wide-Vacancy Reduction and PHA Wide Maintenance	\$1,000,000.00	PHA Wide-Vacancy Reduction and PHA Wide Maintenance	\$1,000,000.00
and Structures	\$781,000.00	Equipment and Structures	\$715,000.00
PHA Wide-Site Improvements	\$800,000.00	PHA Wide-Site Improvements	\$800,000.00
PHA Wide-Management Improvements and Security	\$5,681,332.00	PHA Wide-Management Improvements and Security	\$5,681,332.00

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages - Work Activities</b>			
Activities for Year: 2006 FFY Grant: 2003 PHAFY:		Activities for Year: 2007 FFY Grant: 2003 PHAFY:	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
PHA Wide-Community Center Repairs	\$125,000.00	PHA Wide-Community Center Repairs	\$125,000.00
PHA Wide-Relocation for Modernization Projects	\$60,000.00	PHA Wide-Relocation for Modernization Projects	\$60,000.00

## Comments of Resident Advisory Board

At the Public Hearing on September 19, 2002, Lillian Davison on behalf of the Resident Advisory Board (RAB) stated that they have appreciated their involvement in the PHA Plan process and are more than satisfied with how it was written. She also stated that the PAC Advisory Board has maintained a close working relationship with CMHA and looks forward to continuing this partnership.

### Public Housing Comments

In an August 26, 2002 meeting with Public Housing resident representatives, the PHA Plan and changes to the Admission and Continued Occupancy Policy (ACOP) were discussed. While no written comments were submitted, there were several issues raised during the meeting, which were addressed as follows.

1. CMHA should clarify the resident status of live-in police officers – CMHA has added language to ACOP section 3.08(8) to clarify that live-in police officers are not public housing residents and are living in these units as a condition of their employment, in addition to having a separate lease agreement with CMHA.
2. How does CMHA treat the income of live-in aides? – CMHA does not include the income of live-in aides in the computation of household income and rent, since live-in aides are not considered as household members or listed on the lease. CMHA has also dropped some of the more restrictive language concerning live-in aides in ACOP section 4.04(6).
3. Has the one-strike policy language been amended? – No, given the recent Supreme Court decision that upheld the one-strike policy provisions, CMHA is not making any changes to the lease concerning the one-strike policy. It should be noted that CMHA does exercise discretion in the application of this policy and consider each eviction on a case-by-case basis.
4. Why is Cedar Extension high rise not included in the Capital Fund plan? – Since both the high rise and family units are considered part of this development for HUD purposes, CMHA lists the work items for both under Cedar Extension (OH311), with the line items for the high rise being designated by “HR”.
5. The waiting list is long already, why skip a family to acquire a family with a higher income? – This is one of the strategies that HUD requires housing authorities to consider as a means of addressing their deconcentration requirement. Although CMHA has indicated skipping families on the waiting list is a strategy that could be utilized, CMHA has and will continue to primarily focus on the strategy of assisting current residents in achieving economic self-sufficiency, which will eventually raise the average income of these properties.

## Section 8 Comments

In a September 10, 2002 meeting with Section 8 resident representatives, the PHA Plan and changes to the Section 8 Administrative Plan were discussed. While there were no specific remarks made with regard to the Plans, they wished to bring to the Board's attention the need for jobs among Section 8 participants. They would like to see temporary help in CMHA offices hired from Section 8 participants as opposed to temporary agencies. They also questioned whether the children of Section 8 participants could have the opportunity of participating in the "Do The Right Thing" Program.

**CMHA response:** The participants' concerns will be conveyed to the Board as part of the comments. Additionally, participation in the Family Self-Sufficiency Program, as a means to obtain employment, will be promoted to Section 8 participants. CMHA employment opportunities will also be explored with the Human Resources Division, and participation in the "Do The Right Thing" Program will be explored with Resident Services.

**CMHAPUBLICHOUSINGASSETM**

6/30/2002

<u>EstateName</u>	<u>OH12P#</u>
ADDISON SQUARE 7400 Wade Park Rd.	3034
ADDISON TOWNHOUSES 1441 East 71st St.	3032
APTHORP TOWER 12900 Superior Ave., EC	3037
BEACHCREST TOWER 16600 Lake Shore Blvd.	3035
BELLAIRE GARDENS 12555 Bellaire Rd.	3033
BELLAIRE TOWNHOUSES 12555 Bellaire Rd.	3071
BOHN TOWER 1300 Superior Ave.	3042
CARVER PARK 2370 Unwin Rd.	3007+
CEDAREXTENSION 2540 Central Ave.	3011+
CRESTVIEW APTS. 1300 Crestline Ave.	3017
EUCLID BEACH GARDEN 16001 Euclid Beach Blvd.	3052
FAIRWAY MANOR 17815 Fairway Dr.	3077
GARDEN VALLEY 7102 Port Ave.	3013+
JEFFERSON-WEST 5TH 502 Jefferson Ave.	3050
KINGKENNEDY NORTH 2501 East 59th St.	3026
KINGKENNEDY SOUTH 6001 Woodland Ave.	3018+
LAKEVIEW TERRACE 2700 Washington Ave.	3016
LAKEVIEW TOWER 2700 Washington Ave.	3031
LONDON 9701 Landon Ave.	3038
LARONDE 12024 Shaker Blvd.	3030
LORAIN SQUARE	3040

**CMHAPUBLICHOUSINGASSETM**

6/30/2002

<u>EstateName</u>	<u>OH12P#</u>
16321LorainAve.	
MANHATTANTOWER 2885West14thSt.	3030B
MILES-ELMARGE 10304MilesAve.	3041
MT.AUBURN 3061East93rdSt.	3039
NOAHEAST 9500WadeParkAve.	3072
OAKWOODGARDENS 23065BroadwayAve.,OV	3074
OAKWOODVILLA 23065BroadwayAve.,OV	3054
OLDECEDAR 2617CentralAve.	3014+
OUTHWAITE 4840ScovillAvenue	3003+
PARKDENISON 4016DenisonAve.	3030A
PURITASGARDENS 13442PuritasAve.	3056
RIVERSIDEPARK 17800ParkmountAve.	3008
RIVERVIEWFAMILY 2410BridgeAve.	3078
RIVERVIEWTOWER 1795West25thSt.	3025
SCATTEREDHOMES various	3106
SCATTEREDREHAB. various	3073
SCATTEREDTOWNHOUSES various	3075
SCRANTONCASTLE 2000CastleAve.	3036+
SPRINGBROOK 1675AnselRd.	3022
SUPERIORTERRACE 7400WadeParkAve.	3076
UNIONSQUARE(Harvard) 11214HarvardAve.	3045*

**CMHAPUBLICHOUSINGASSETM**

6/30/2002

<u>EstateName</u>	<u>QH12P#</u>
UNIONSQUARE 3495East98thSt.	3044
VALLEYVIEW 2543West7thSt.	3001
WADEAPTS. 9500WadeParkAve.	3021
WALTONPLACE 2900WaltonAve.	3038*
WESTBOULEVARD 9520DetroitAve.	3053B
WILLSONAPTS. 1919East55thSt.	3024
WOODHILLHOMES 2567WoodhillRd.	3004
WOODHILLSCATTERED 10606Woodland	3044A
WOODHILLSHAPE 2700East99thSt.	3042A

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**PUBLICHOUSINGTOTAL**

**Public Comments and CMHA Response**

The following is a summary of the comments that were received verbally and/or in writing during the public review process for the FY2003 PHA Plan, including the CMHA response. In addition to the Public Hearing held on September 19, 2002, CMHA also held two meetings with our community partners: one to discuss changes to the Section 8 Administrative Plan on August 15, 2002, and another to discuss the PHA Plan and changes to the Admissions and Continued Occupancy Policy on September 10, 2002. Most of the written comments were submitted by Peter Iskin of the Legal Aid Society, who would like to acknowledge for his thorough review and thoughtful comments on these PHA Plan documents. Comments were also submitted by Brian Davis of the Northeast Ohio Coalition for the Homeless (NEOCH), and others as noted.

The comments, followed by a CMHA response, are compiled for each of the following documents by topic and listed sequentially by section.

- A. Public Housing Agency Plan, which consists of a Five Year Plan for Fiscal Years 2000 - 2004 (“Five Year Plan”); and an Annual Plan for Fiscal Year 2003 (“Annual Plan”);
- B. Changes to the Admissions and Continued Occupancy Plan (“ACOP”); and
- C. Changes to the Section 8 Administrative Plan.

**A. Public Housing Agency Plan (PHA Plan) for FY2003**

**1. Annual Plan - Locations for Applications, Public Housing {Section 3.A.(2)}**

**Comment:** The Annual Plan and the ACOP seem to conflict on whether an applicant may apply for admission to public housing at the Carl B. Stokes Social Services Mall. The Annual Plan states that an applicant may submit an application at that site. CMHA proposes a revision of the ACOP {Section 1.07(4)} that will delete the provision that states that an applicant may submit an application at that site. CMHA should reconcile this apparent conflict. [Legal Aid Society]

**CMHA Response:** There is no conflict. The Annual Plan indicates that the Carl B. Stokes Social Services Mall is a location for application to the public housing program due to a proposed move of the CMHA Applications Department to that location in 2003. The ACOP section (1.07) in question has to do with application taking for persons with disabilities and is being removed because it is not applicable to this section. Applications are available from the Applications Department and many other CMHA locations upon request, as outlined in section 2.04 of the ACOP.

**2. Annual Plan - Priorities of Admission Preferences, Public Housing {Section 3.A.(4)c.}**

**Commenta:** The Annual Plan and the ACOP {Section 2.09} seem to conflict on the priorities of the admission preferences for public housing, relative to homelessness and involuntary displacement. The Annual Plan states that homelessness is the second priority and involuntary displacement is the third priority. CMHA proposes a revision of the ACOP that states that

involuntary displacement will be the second priority (16 points) and homelessness will be the third priority (8 points). CMHA should reconcile this apparent conflict. [Legal Aid Society]

**CMHA Response:** The Annual Plan was in error and has been corrected – involuntary displacement is the second priority and homelessness is the third priority.

**Comment:** We support the idea of making the preferences real priorities for the Authority as long as those currently on the waiting list are warned that the preferences have changed and they should come in to correct their application if needed. We think that the process would be simplified if your office listed the priorities and assigned those with your highest priority (coming out of a residential treatment program) a #1 and only those with that preference were housed first. Then those with your second priority (involuntarily displaced) were housed next. Homeless people are identified as your third priority and they would get housing next. There would be no accumulation of points. Each person would apply for the preference that got them highest on the list. I think that this would be easier for CMHA staff to process. This was the alternative that Peter Iskin (Legal Aid Society) brought up at the meeting in early September. We support either of the proposals, but feel Peter's proposal would be easier to administer. I do believe that you need to define somewhere in the document "Involuntarily Displaced." The definition needs to be clear for both the applicant and the CMHA staff. There is some residual definition from the old federal preference, but it is very unclear. [NEOCH]

**CMHA Response:** CMHA concurs that ranking applicants by the priority of their preference (1 through 6) rather than by points, and that ranking an applicant by the highest preference for which that applicant qualifies rather than accumulating preference points for multiple preferences, will provide a more practical way of implementing a prioritized preference system. Therefore, section 2.09 of the ACOP has been modified accordingly. Involuntary displacement has been defined in the ACOP under the preference section (2.09) and in the glossary.

### **3. Annual Plan - Deconcentration and Income Mixing {Section 3.A.(6)}**

**Comment:** In the Annual Plan, CMHA states that, with respect to Woodhill Homes and Garden Valley, one of its deconcentration policies will be to skip families on the waiting list in order to try to select higher income families for these developments ("skip families policy"). In the ACOP {Section 2.11}, CMHA states that its deconcentration policy, with respect to such states, is to "utilize any, all, or none" of certain specified strategies, one of which is the skip families policy. If CMHA intends to implement the skip families policy for Woodhill Homes and Garden Valley, it should specify in the Annual Plan and/or the ACOP the two relevant income ranges. The first is the income range that CMHA will use to identify the families that will be skipped for this purpose. The second is the income range that CMHA will use to identify the families that will be offered a unit in lieu of the skipped families. [Legal Aid Society]

**CMHA Response:** The deconcentration requirement of the PHA Plan requires CMHA to determine if any family property has an average income that is more than 15% below or 15% above the average annual income calculation for all family properties, and identify them in the PHA Plan along with a strategy that would move them into this average range. Although CMHA has indicated skipping families on the waiting list is a strategy that could be utilized, CMHA has

and will continue to focus on the strategy of assisting current residents in achieving economic self-sufficiency, which will eventually raise the average income of these properties. If CMHA were to utilize the “skipping” strategy, the families that would be skipped would have incomes that fall below the average income of the property in favor of families with incomes above the average income, and these average income amounts are determined annually.

#### **4. Annual Plan - Minimum Rent, Public Housing {Section 4.A.(1)b.}**

**Commenta:** CMHA proposes to retain its public housing minimum rent of \$25, along with the requisite hardship exceptions. It also proposes a revision to the notice requirement, relative to the minimum rent hardship exceptions. The proposed revision clarifies the obligation of CMHA to provide such notice at the time that the lease is executed and at each annual reexamination. If CMHA retains this minimum rent, it must remedy the recurring failure of CMHA staff to implement the CMHA (and HUD) minimum rent hardship exception rules. For example, during annual reexaminations, CMHA staff often fail to inform minimum rent tenants of the minimum rent hardship exceptions, notwithstanding the CMHA policy that requires such notice (see ACOP at page 3 -15). Alternatively and preferably, CMHA should revise its public housing minimum rent so as to establish a minimum rent of \$0. A minimum rent of \$25 is an unfair policy in that it creates a rent formula that requires the families that have the least income (and often no income) to pay a higher percentage of their income for rent than the relatively higher income families. It is also an unfair policy in that it requires families that have minimal or no income to pay an amount of rent that they cannot afford to pay. CMHA should not maintain a policy that closes its doors to the families that have the least income. [Legal Aid Society]

**Commentb:** Public Housing Minimum Rents - we urge you for the fourth year in a row to drop the \$25 minimum rent for those in public housing. It is an administrative burden for staff to sort through hardship exemptions, and unfairly burdens those without income. I am not sure that tenants are aware that they qualify for minimum rents. I cannot see a reason to treat those making under \$75 a month any differently than other tenants. In notice from Legal Aid's comments they have seen a large number of people who qualify for minimum rents, but are not told of this option. It seems that this violation could open the agency to unnecessary litigation. [NEOCH]

**CMHA Response:** Although the minimum rent issue continues to be a controversial subject within the community, CMHA will again retain a \$25 minimum rent for the public housing program in 2003. One of the primary reasons that CMHA has retained the \$25 minimum rent was for the message that it conveys - if someone is receiving something of value, they should have to pay something for it. And, if they have to pay something, they are more likely to feel a sense of ownership for the property at which they live. As relief from this payment and in accordance with HUD requirements, CMHA offers protection from eviction through the hardship exemption. CMHA has reviewed the hardship exemption process and has made adjustments to assure that residents are informed of their right to request a minimum rent hardship exemption at their annual reexamination, and taking it a step further, also when they first become delinquent in their rent payments to CMHA.

## **5. Annual Plan - Public Housing Rent, Discretionary Deductions/Exclusions {Sec. 4.A.(1)d.}**

**Comment:** CMHA identifies three of its deductions/exclusions, in its income based rent policy, as discretionary (optional). Each of these deductions/exclusions is mandatory, not discretionary. Therefore, CMHA should revise the Annual Plans so as to state that CMHA does not plan to use any discretionary deductions/exclusions in its income based rent policy. The first and second of these CMHA deductions/exclusions concern the disallowance of certain earned income. They are mandatory earned income disregards under 42 U.S.C. § 1437a(d) and 24 C.F.R. § 960.255. While HUD permits a PHA to adopt other additional earned income disregards (see 42 U.S.C. § 1437a(b)(5)(B)(ii)), CMHA has not adopted any of them. The third of these CMHA deductions/exclusions concerns childcare expenses necessary to enable a family member to be employed. It is a mandatory deduction under 42 U.S.C. § 1437a(b)(5)(A)(iii) and 24 C.F.R. § 5.611(a)(4). [Legal Aid Society]

**CMHA Response:** CMHA concurs and has changed this section of the Annual Plan.

## **6. Annual Plan - Capital Improvement Needs {Section 7.A. including attachments B & E}**

**Comment:** We are requesting that you include in the annual and 5-year plans carpet for the south side hallways, and a commercial stove and refrigerator for our economic development project. [Scranton Castle LAC]

**CMHA Response:** Carpeting is in the five-year plan and could be moved up if it is really needed which would require a budget revision; otherwise, it should be scheduled in next year's annual plan. A project requiring a commercial range and refrigerator will also require physical improvements to the existing kitchen, which have proved to be quite expensive at other estates. The LAC should work with management and construction to determine the need and investigate the cost of such a facility for consideration in next year's annual or 5-year plan.

## **7. Annual Plan - Disposition of Superior Terrace {Section 8.2}**

**Commenta:** What are CMHA's disposition plans for Superior Terrace? Also, the Annual Plan states that CMHA's disposition plan for Superior Terrace will be for "part of the development." What are CMHA's plans for the part of Superior Terrace that CMHA will retain? [Legal Aid Society]

**Commentb:** Kathy Kazol of EDEN, Inc. also expressed concern over the disposition plan for Superior Terrace and requested that CMHA make available a listing of any vacant properties.

**CMHA Response:** HUD requires that the disposition of public housing property be part of the PHA Plan. Although there are no definite plans for redevelopment at this time, CMHA has been approached by a developer who has a client that is interested in building a clinic on the vacant land located at Superior Avenue and East 89<sup>th</sup> Street, which is one of the three Superior Terrace sites. CMHA has no immediate plans for any of these vacant parcels, but will follow the HUD required public process if disposition of this land is part of any future development plans.

## **8. Annual Plan – Demolition of Valleyview {Section 8.2}**

**Comment:** HOPEVI Coordinator Michael Bowen requested that a demolition plan be added to the 2003 PHA Plan for Valleyview. CMHA will apply for a 2002 HOPEVI revitalization grant for this property, but in case it is not funded, CMHA should initiate the development plan for Valleyview during 2003 anyway, which would enhance the possibility of being awarded a future HOPEVI grant. [CMHA staff]

**CMHA Response:** The demolition of Valleyview is already part of the HOPEVI redevelopment plan. Proceeding with a demolition plan, which will be developed in conjunction with a relocation plan and development plan will enable CMHA to proceed with this much-needed project and will also improve the chance of getting a future HOPEVI grant. It will be added.

## **9. Annual Plan – Designated Housing for the Elderly {Section 9.2}**

**Comment:** Public Housing Senior Only Designation – we are even more concerned this year about the designation of 15 high-rise public housing apartments for those 50 and over. We would be willing to accept the program on a much smaller scale, but we are particularly upset about the huge vacancies at Riverview. We again call attention to the fact that one-fourth of your units are redesignated for seniors, which seems excessive. We have not seen seniors flocking to the new Senior Only buildings with some places like Riverview still having over 200 units vacant. We again restate that CMHA could satisfy the desires of elderly who do not like to be in mixed population buildings and the needs of the community as outlined in the Consolidated Plan to serve younger adults who are currently homeless with community partnerships. The Northeast Ohio Coalition for the Homeless strongly urges some modification of this plan to better reflect the needs in the community. It is certainly not the case that 25% of those needing housing are elderly. We are just asking that your senior only policy reflect the needs of the community. If 10% of the population turn over every year and CMHA only has 3% of the public housing waiting list is elderly, then how do you replace the units that come available in the 15 Senior Only buildings? The current policy harms the community and does not meet the needs of the very low income in Cleveland. Three of your senior buildings have more than a 10% vacancy rate with Riverview an absolute embarrassment. A better policy would be to reward with preference those who bring support services to their housing, and also make support services available around the clock in all buildings to assure that there are no conflicts between seniors and non-seniors. We ask that you remove Riverview, King Kennedy, and Beachcrest from the list of senior only properties. CMHA has had over one and a half years to fill these buildings, and that has not happened. [NEOCH]

**CMHA Response:** CMHA understands that designated housing has been and will continue to be a controversial issue for non-elderly applicants, and those who advocate for them. As a result of monitoring and evaluating the designated housing properties, CMHA has proposed to amend the designated housing plan for 2003 by removing Springbrook (183 units), while adding LaRonde (55 units that are 84% elderly or non-elderly) and a Carver Park off-site replacement housing development in Mt. Pleasant (39 units), which would reduce the total number of designated units to 2409. While criticism mounts for maintaining the elderly designation of Riverview with its

numerous vacant units, CMHA will not consider changing the designation of this property until after a HOPEVI revitalization plan for this site has been further developed.

In accordance with a plan approved by HUD in early 2001, CMHA implemented designated housing for the elderly at 14 high-rise properties in order to stabilize their populations, thereby increasing the marketability of the units and improving their ability to be well-managed. As of July 2002, 88% of the total households living in these designated buildings are elderly (62 and older) or near-elderly (50 to 61), which represents an increase of 7% since January 2001.

Despite the designation of these properties, the needs of the non-elderly and disabled have not been ignored, as CMHA has served hundreds of individuals through homeless and transitional housing programs, such as the Section 8 Horizons for the Homeless program, and the more recent Gateway Program, which was increased to 875 Section 8 vouchers in 2002. In addition, CMHA has taken 151 high-rise public housing units off-line to provide housing for three different transitional housing programs.

Seniors have represented 25% of CMHA's public housing households for many years. While the number of seniors on the CMHA waiting list has never been a high proportion of the overall waiting list, there has been enough demand to have maintained about 2000 senior households for the past several years. When combined with more than 1100 near-elderly (50 to 61) households currently living in our high-rise buildings, which is the next priority for the elderly designated buildings, CMHA believes that there are more than enough applicable households to justify the designation of these 2400 units, and it is consistent with the needs of the community.

Many of the CMHA high-rises were built before the advent of other federally subsidized housing for the elderly. We believe it is still our mission to serve the low-income elderly - those that are with us now, and those of our aging population who will need a safe, decent place to live in the future. The designation of these high-rises is a necessary step to help us accomplish that objective, and on that we will continue to re-evaluate annually.

## **10. Annual Plan - Size of the Section 8 Homeownership Program {Section 11.B.}**

**Commenta:** The Annual Plan states that the CMHA section 8 homeownership program will include more than 100 participants. CMHA should revise the Annual Plan so as to state that the number of such participants will be 51 to 100. For fiscal year 2003, this smaller number of participants (51 to 100) is appropriate for at least three reasons. First, this will be the initial year of CMHA's administration of the program. CMHA's operational experience during the initial year undoubtedly will prompt CMHA to make program adjustments and refinements. CMHA can make these adjustments and refinements more efficiently and effectively if the participant population does not exceed 100. Second, CMHA staff anticipates that, during the program's initial year, the number of program applicants who will meet CMHA's eligibility requirements will not exceed 100. Third, a limit of 100 participants insures that CMHA will not divert an unreasonable amount of section 8 rental assistance from the extremely low-income families who need this assistance to rent decent affordable housing. [Legal Aid Society]

**Commentb:** Homeowners hiprogram -w hileweareawarethatthisisthedirectionofthe federalgovernmenttomovepeopleintoahomeownershipsituation,wedonotbelievethat preciousresourceshouldbedivertedfromtheSection8program.Weareespeciallyopposedto the unlimitednumberidentifiedintheAgencyAnnualplan.Wearenotconvincedthatthereare enoughresourcesavailabletolowincometenantstobecomehomeowners.Weareawarethat therearemaintenanceandupgradesthatmakeitdifficultforalowincome individualtobudget fortheseexpenses.Iftheremustbeanexperimentconductedtotestthethehomeownerplanit shouldbeextremelylimitedwithnomorethan25participantsintheprogram.[NEOCH]

**CMHAResponse:** CMHAconcursthattheinitialsizeof theSection8Homeownership Programshouldberestricted,soduringthepilotphaseoftheHomeownershipProgram,the numberoffamiliesreceivingaHomeownershipvoucherwillbelimitedto150,although additionalfamiliesmayparticipateininitialscree ningandpre -purchaseeducation.”Limiting participationto25isexcessivelyundersized,andwillnotberepresentativeofCMHA’scapacity tooperateasuccessfulSection8HomeownershipPrograminaccordancewith24CFR982.625. Thereareover2,000cu rrentSection8familieswhowouldpotentiallyqualifyfor homeownership,accordingtoincome.Homeownershipisapowerfulincentiveto“working poor”familieswhohavestruggledtogetoutofpovertyandhopetoattaintheAmericandream. Homeownership alsomakeseconomicssenseforSection8participantswhosecreditwouldallow themtoobtainfinancingthroughabankandwhoseportionofthemonthlySection8rental obligationapproachesorexceedsamortgagepayment.

## **11. Annual Plan -PHASafetyandCrimePreventionMeasures{Section13}**

**Comments:** SomesecurityrelatedissuesconcerningLakeviewTowerwereraisedbyseveral residentsatthePublicHearing,includingarequestfor24 -hoursecurity,mixingtheelderlywith theyoung,andtheneedfor betterscreening.[LakeviewTowerresidents]

**CMHAResponse:** LikemostoftheCMHAhighriseproperties,LakeviewTowerhasasecurity guardforoneshiftpernight.SinceCMHAdoesnothavethefundingtoincreasethiscurrent levelofcoverage,anew securitysurveycanbedoneatLakeviewTowertoreevaluatethe securityguard’shours,theroleoftheCareTeam,andtheinterestinothersafetyprogramthat requiresresidentparticipation,suchasresidentdeskmonitorsandBlockWatch.TheCMHA PoliceDepartmentalsoholdsregularsafetymeetings,andaspecialmeetingwithCMHA executivemanagementcouldbearrangedtodiscussafetyandotherissues.LakeviewToweris notanelderlydesignatedbuilding,whichmeansitisopentoresidentsofall ages,andthereare noplanstochangeitsstatusatthistime.CMHAcurrentlydoesscreeningforcriminalhistory andcredit.Althoughadditional screeningcriteria canbeconsidered,CMHAissomewhat limitedbyfairhousinglaws.

## **B. Admissions and Continued Occupancy Policy (ACOP)**

### **1. Glossary - Definition of Income Disallowance {Section 1}**

**Comment:** CMHA proposes an addition to the ACOP that will define an income disallowance for increases in income that result from new employment or a training program. CMHA's definition seems to require 12 months of unemployment immediately prior to the increase in income ("unemployment requirement") in order to qualify for this disallowance, irrespective of whether the increase in income is the result of new employment or a training program. If CMHA's definition applies the unemployment requirement to increases in income that result from a training program, it is in conflict with 24 C.F.R. §960.255(a) (qualified family). Under this HUD regulation, the unemployment requirement applies only to increases in income that result from new employment. It has no application to increases in income that result from a training program. [Legal Aid Society]

**CMHA Response:** CMHA has modified the definition of income disallowance to match the HUD definition at 24 CFR 960.255 as follows: an exclusion of annual income for rent determination for a qualified family, whose annual income increases as a result of:

- 1) employment of a family member who was unemployed for one or more years prior to employment;
- 2) increased earnings by a family member during participation in any economic self-sufficiency or other job training program; or
- 3) new employment or increased earnings of a family member during or within six months after receiving TANF benefits or services.

### **2. Organization and Management of the Waiting List {Section 2.07}**

**Comment:** Time-limited applications - from our perspective of representing the interests of homeless people, one of the most difficult obstacles to overcome is the inability to communicate with the large number of homeless people who apply for public housing. Many people wait and wait for an interview while they struggle to find stability. They may move 20 times while they are on the waiting list, and your correspondence has no possibility of following them. This causes much anxiety within the community. While we have tried to overcome this obstacle with our Bridging the Gap program by assigning voice mailboxes to our applicants, we serve only a small minority of the total number of homeless applicants. We believe that one change in your application that would assist the homeless population is to have an expiration date. If an applicant who was homeless would know that in two years their application was no longer valid they would not continue to hold out hope. They would know that they would have to reapply after waiting two years. This would clean up the waiting list, and we hope this would provide some impetus for CMHA staff to quickly process the applications. [NEOCH]

**CMHA Response:** CMHA appreciates the difficulty of reaching homeless applicants, which is why we are working with Bridging the Gap and other homeless providers to identify and assist homeless applicants in the CMHA housing process. Combined with the new preferences system, which gives a high priority to homeless applicants, those that are age 50 or older should be housed within several weeks of application, and while those under age 50 often face a longer

wait, they are moving upon the waiting list. In addition, applicants are encouraged to update their application information and can inquire to their place on the waiting list.

**Comment:** Public Access to Application Number - a number that would help homeless people who are often skipped because their inability to receive messages would be to assign people numbers when they turn in an application and then put on your website which numbers are currently being processed. This would allow a homeless person to go to your website and see if their number was drawn this month and they would know to contact the CMHA office on their own. In this technological age of the internet, we need to find a better way to get information to people without housing. Agencies then could print out the lists and display them in their shelters and drop-in centers. I believe that you would have a better rate of contact through posting an application number on a website or in your application offices. [NEOCH]

**CMHA Response:** CMHA launched a website earlier this year and as our proficiency and use of it increases, this is a suggestion that will be considered in the coming year.

### **3. Policy Governing Alimony and Child Support {Section 3.02(8)}**

**Comment:** CMHA's policy requires the family to make "a reasonable effort to collect the full amount due." CMHA lacks authority to impose this requirement. In the matter of alimony and child support, the only requirements that CMHA may impose on the family are to report accurately and to verify the amount of such income that the family does receive. [Legal Aid Society]

**CMHA Response:** CMHA concurs and will change this section accordingly.

### **4. Transfer Policy {Section 4.05}**

**Comment:** CMHA proposes revisions of the ACOP that will transfer a significant portion of CMHA's transfer rules to a document titled CMHA's Transfer Procedures. Is CMHA's Transfer Procedures a document that, like the ACOP, is available to the public? [Legal Aid Society]

**CMHA Response:** Yes, it will be posted at the CMHA Management Office at each property, and will be considered part of the supporting documentation for the PHA Plan.

### **5. Terms of Lease - Innocent Victim {Section 5.04}**

**Comment:** CMHA should add to the ACOP a new § 5.04(9) to address the matter of innocent tenants, relative to criminal activity of a household member (other than the tenant), a guest, or another person under the tenant's control. An innocent tenant means a tenant who did not participate in, and neither knew nor reasonably should have known of, the criminal activity. The new § 5.04(9) should read: "When the grounds for CMHA's termination of a tenancy is the criminal activity of a member of the household (other than the tenant), a guest, or another person under the tenant's control, and the criminal activity occurs outside the rental unit, CMHA shall

not be required to prove that the tenant knew, or reasonably should have known, that the person was engaged in or was likely to engage in the criminal activity.” However, if CMHA commences an eviction action based on this termination of the tenancy, a defense to the eviction action, which the tenant may raise, is that the tenant neither knew nor reasonably should have known that the person was engaged in or was likely to engage in the criminal activity. Under this defense, the burden of proof is on the tenant. The tenant must prove the defense by a preponderance of the evidence. If the tenant prevails on this defense, CMHA may still evict and/or bar from the rental unit the person who engaged in the criminal activity. [Legal Aid Society]

**Comment:** Revision of Terms of Lease - we agree with the Legal Aid recommendation to change the ACOP to address the matter of innocent tenants relative to criminal activity of a household member (other than the tenant), a guest or another person under the tenant’s control. An innocent tenant should not be subject to the termination of their tenancy when criminal activity occurs outside the rental unit by a guest, or a member of the household, or another person under the tenant’s control. The tenant should be able to raise in an eviction process that they neither knew nor reasonably should have known that the person was engaged in or was likely to engage in criminal activity. Under this plan, the burden of proof is on the tenant, and even if the tenant prevails CMHA may still evict and/or bar from the rental unit the person who engaged in the criminal activity. [NEOCH]

**CMHA Response:** CMHA declines the proposal to add “innocent tenant” language to the ACOP in cases where the criminal activity occurs “outside of the rental units.” The United States Supreme Court thoroughly reviewed and determined that the 1998 statute requiring specific lease language that made drug related criminal activity by tenants, members of the tenant’s household, guests, or other people under the tenant’s control, on or off housing authority property, cause for termination of tenancy, and HUD’s regulations contained no limitation based on the tenant’s actual knowledge or control over the person whose drug related crimes provided the grounds for eviction by the Agency in recent caselaw. The Supreme Court additionally determined that solid policy arguments supported the statutes and regulations applicable to “innocent tenants” by stating that “tenants who are unable to control drug crime among members of their household, guests, or others under their control present as much of a threat to neighboring tenants as tenants who are aware of the drug crime taking place.”

However, CMHA has the ability on a case by case basis to exercise its discretion based upon mitigating circumstances or information obtained in Court or otherwise, and does in fact often evict or bar the person engaged in the criminal activity in such cases, as opposed to evicting an entire household off a family.

## 6. Forms for Interim Reexamination of Family Circumstances {Section 6.05}

**Comment:** CMHA proposes a revision of the ACOP that will delete § 6.05 because it is now contained in a document titled Recertification Process Manual. Is the Recertification Process Manual a document that, like the ACOP, is available to the public? [Legal Aid Society]

**CMHA Response:** Yes, it will be posted at the CMHA Management Office at each property, and will be considered part of the supporting documentation for the PHA Plan.

## **7. Notice of Termination for Noncompliance with Lease {Section 7.03(1)B.}**

**Comment:** CMHA proposes a revision of the ACOP that will delete the word “material” from the description of certain lease violations for which CMHA may serve the tenant with a thirty-day notice of termination. With this proposed revision, the relevant provision will read “Non-compliance with the lease.” Instead of adopting its proposed revision, CMHA should retain, but move, the word “material” and revise the relevant provisions so that it reads: “Non-compliance with a material term of the lease.” This revision would make the provision consistent with 24 C.F.R. §966.4(1)(2)(i). The HUD regulation permits a PHA to terminate a tenancy for a lease violation only if the violation is a serious or repeated violation of a material term of the lease. [Legal Aid Society]

**CMHA Response:** CMHA concurs and will incorporate the suggested change. To be consistent with C.F.R. §966.4(1)(2)(ii), CMHA will also add the language “or other good cause” to this phrase resulting in: “Non-compliance with a material term of the lease or other good cause.”

## **8. Tenant Grievance Procedure {Section 12}**

**Comment:** When a tenant meets with a manager in response to a Notice of Termination and Invitation to Explain, does CMHA construe the meeting as the tenant’s initiation of a grievance (i.e., tenant’s oral presentation of a dispute with CMHA’s proposed action), if the tenant is permitted to file a grievance in connection with the proposed termination of tenancy? [Legal Aid Society]

**CMHA Response:** According to 24 CFR 966.54, the grievance can be raised at the initial meeting that is held after the service of the notice of termination. The Federal Rules can be interpreted to imply that the informal hearing could be held at that time. However, the Authority’s grievance procedure contemplates that all grievances, whether filed orally or in writing, should have an informal hearing after the filing. The later date for the filing allows both parties to be more fully prepared for the hearing, which should result in a more favorable result. If the informal hearing does not successfully resolve the dispute, the tenant will be advised of the right to request a formal hearing. Of course, the matter will be discussed at the initial hearing, and the parties will attempt to resolve it at that time. There may be instances however, where reference would have to be made to items or documents that are not in control of the parties at the time of the initial hearing. Again, holding the informal hearing at a later date would enable both sides to obtain the information necessary to resolve the matter. Thus, in essence, the tenant is afforded the opportunity to resolve the matter without an eviction three times.

## **C. Section 8 Administrative Plan**

### **1. Conduct of Household Members --- Reasonable Time Period {Chapter 2}**

**Comment:** The Section 8 Plan (2001) includes admission criteria relative to certain conduct of household members during a specified (or reasonable) period of time. CMHA should revise the Section 8 Plans so that, for each of these criteria, the relevant time period is a reasonable time (up to three years) before the admission decision... (This includes...) 1. drug-related, violent or certain other criminal activity... 2. prior eviction from federally assisted housing... 3. reconsideration of prior denial for criminal activity... (and) 4. violation of voucher program obligations. [Legal Aid Society]

**CMHA Response :** Staff agrees that a reasonable time period should be specified as policy in the Plan. Staff recommends a standard of three years for drug-related and criminal activity, and five years for patterns of serious violent criminal activity.

### **2. Debt to CMHA --- Execution of Payment Agreement {Chapter 2}**

**Commenta:** CMHA's current practice and policy is to deny admission to any applicant who owes CMHA money from prior participation in the CMHA conventional public housing program. Under this practice and policy, an applicant remains ineligible for admission until the applicant fully reimburses CMHA for the debt. Consequently, an applicant remains ineligible for admission even if the applicant executes an agreement with CMHA to pay the debt, and is in compliance with requirements of the agreement... CMHA should revise the policy and practice so as to make such applicants eligible for admission if they execute an agreement to pay their debt to CMHA and are in compliance with the agreement... [Legal Aid Society]

**Commentb:** Since there is such a huge demand for vouchers, and since it takes so long to be issued a voucher even after being drawn in the lottery, it is cruel to make those households ineligible for admission because of outstanding debt. We ask that the Section 8 Program allow an individual to engage in a repayment plan as part of their lease. This could prompt households to repay their debt as part of gaining housing. At this time, there is no incentive to pay back debt owed to the housing authority. [NEOCH]

**CMHA Response:** CMHA will admit Section 8 applicants with existing/current payment agreements. However, debts not under previous agreement must be paid in full at the time of application. The practice of requiring prior monies owed to be paid at the time of application, is an effective collection tool for CMHA. Public housing has a high amount of outstanding receivables which Section 8 is able to help collect.

### **3. Admission Screening for Enhanced Voucher Families {Chapter 2}**

**Comment:** The primary purpose of the Enhanced Voucher program is to avoid or minimize displacement of low-income families when their landlords opt-out of the Section 8 project-based program. Consistent with this purpose and the fact that the family is simply switching forms of

Section 8 assistance, the federal statute... arguably bars PHAs from screening the eligibility of such families for admission... CMHA should adopt a policy of limiting its admissions screening of such families... to those under which denial of admission is mandatory... [Legal Aid Society]

**CMHA Response:** Screening of Enhanced Voucher families is permitted under HUD regulations. Staff believe that screening enhances the overall quality of the program. It provides a margin of assurance for landlords wishing to rent to Section 8 participants that family members have not engaged in serious crimes such as drug-related criminal activity or violent criminal activity. This margin of assurance, we believe, encourages landlords to participate in the program.

#### **4. Erroneous Paragraph, Reasonable Time {Chapter 2}**

**Comment:** The Section 8 Plan (2001), at pages 2-9 and 15-6, states: "The PHA may establish a period before the admission decision during which an applicant must not... have engaged in the activities specified... CMHA should delete this paragraph... First, (it) conflicts with 982.553 (a)(2)(i) which establishes a mandatory denial of admission if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program... Second... this paragraph would be duplicative of the paragraph immediately preceding it. [Legal Aid Society]

**CMHA Response:** Staff agrees. The paragraph will be deleted.

#### **5. State the Policy, Not the Requirement to State a Policy {Chapter 2}**

**Comment:** In several paragraphs regarding CMHA admission criteria, the Section 8 Plan (2001) identifies matters on which CMHA is required to state a policy, instead of categorically stating the CMHA policy. These paragraphs should be revised to state the policy, not the requirement to state the policy. This proposal applies to the following provisions... "The PHA must establish standards that prohibit admission to the program if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program... The PHA must establish standards that prohibit admission to the program (if) the PHA determines that it has reasonable cause to believe that a household member's abuse of alcohol... The PHA must establish standards that prohibit admission if... The PHA must prohibit admission to the program of an applicant for three years from the date of eviction..." [Legal Aid Society]

**CMHA Response:** CMHA agrees. The paragraphs will be reworded to state, for example, "The PHA prohibits admission..." rather than "The PHA must establish standards that prohibit admission".

#### **6. Moderate Rehabilitation --- Notice of Waiting List Opening {Chapter 4}**

**Comment:** Under the Section 8 Plan (2001), the only public notice of an opening (or closing) of the waiting list for the Moderate Rehabilitation program is the posting of a notice in the lobby of

the CMHA Section 8 offices. Such notice does not provide the public with adequate notice of the opening (or closing) of the waiting list. Also, query whether such notice complies with HUD requirements... (CMHA) should revise this notice policy so as to provide timely and reasonable notice to all interested members of the public. [Legal Aid Society]

**CMHA Response:** Staff agrees. The waiting list will be posted on the Section 8 website. Local social service agencies will also be notified.

## **7. Moderate Rehabilitation Program --- Creation of Waiting List { Chapter 4 }**

**Commenta:** In the Moderate Rehabilitation program, CMHA uses a landlord generated waiting list that permits landlords to limit unfairly and arbitrarily access to Section 8 assistance. When a vacancy occurs... CMHA refers to the landlord three applicants from CMHA's waiting list and, if the landlord rejects those applicants with or without cause, the landlord may then select any family for the units so long as the family is otherwise eligible for admission. This means that the landlords... are effectively permitted to create private waiting lists... CMHA should revise its policy so as to use lottery generated waiting lists for both the voucher program and the moderate rehabilitation program. [Legal Aid Society]

**Commentb:** We agree with comments from Peter Iskin at Legal Aid that a private landlord should not be allowed to go outside of the waiting list to choose a family for admission. We believe this policy is fundamentally unfair and could lead to charges that the program does not provide equal access to the vouchers. Again, considering the extreme wait for a voucher, no private landlord should be able to bypass the existing waiting list. [NEOCH]

**Commentc:** Peggy Curtis of HUD stated a similar concern at an August 15, 2002 meeting to discuss the Plan.

**CMHA Response:** Staff agrees that the method of gathering names for the Moderate Rehabilitation waiting lists should be revised (see response to suggestion numbers six above). However, gathering the names for a list by lottery is not only very expensive, but would garner many more names than are needed to fill the limited number of vacancies in the program. Using a lottery system would create false expectations as to the number of units expected to be available in the Moderate Rehabilitation program. Also, it would be confusing in that many will equate Moderate Rehabilitation with the Housing Choice Voucher Program. Staff believes that advertising the opening and closing of the waiting list via the website and by notifying local social service agencies will address the concern described in these comments.

## **8. Factors Related to Total Tenant Payment and Family Share Determination { Chapter 6 }**

**Comment:** The Section 8 Plan (2001), at page 6-4 (last sentence), states: "The PHA will determine if the reason for incarceration is for drug-related or violent criminal activity." This sentence is misplaced because the sentence preceding it does not concern incarceration. [Legal Aid Society]

**CMHA Response:** This sentence will be deleted.

## 9. Determination of Responsibility {Chapter 10}

**Comment:** The Section 8 Plan (2001) provides the inspector will determine whether the owner or family is responsible for the HQS violation. It further provides that: "Upon landlord or tenant request, within 10 days of the inspection, the Quality Control Inspector or Supervisor will review the decision." CMHA should supplement this appeal provision. First, if neither the owner nor the family makes a request for review... within 10 days... the inspector's decision should be CMHA's final decision... Second, if either the owner or the family makes a timely request for a review... the other party should be afforded a reasonable opportunity to present arguments ... [Legal Aid Society]

**CMHA Response:** Staff will add a provision that either the tenant or landlord may appeal the inspector's decision within 10 days. Both parties will receive notification of the right to appeal the inspector's decision as part of the initial notification of fail items letter. The Quality Control Inspector will review the appeal and make a determination.

## 10. Interim Re-examination Policy {Chapter 12}

**Commenta:** CMHA's policy... only addresses increases in income due to an increase in earned income or due to a change from zero income or welfare income to earned income... At the least, CMHA should revise this policy to state explicitly that, for all other increases in income, the family is not required to report the change in income until its next annual re-examination... Preferably, CMHA should revise this section so as to return to the policy in the CMHA Administrative Plan... adopted November 1, 2000. That policy stated: "The PHA will not conduct interim re-examinations when families have an increase in income. Increases in income must be reported at the family's next regular re-exam." This policy would provide voucher tenants with a benefit equivalent to the earned income disregarded that is available to public housing tenants... Furthermore... it would lessen CMHA's administrative burden. [Legal Aid Society]

**Commentb:** We also ask for a return to the Section 8 Plan for 2000 that allows for increases in income without the necessity of an interim re-examination. Tenants that are struggling to get out of poverty or moving from welfare to some greater security should not be immediately penalized with a rent increase. We should not put obstacles before families that have struggled to increase their income through work or public assistance. This would also save administrative time in having to conduct these interim re-examinations. [NEOCH]

**CMHA Response:** The policy will be revised to read, "Families receiving any type of income do not have to report income increases until their next annual re-exam. Zero income families who become employed or gain any type of income must report the increase at their next re-exam. Zero income families will receive two re-exams per year."

## 11. Allowable Moves { Chapter 13 }

**Comment:** One of CMHA's criteria for determining whether a family may move to a new unit is in conflict with the applicable HUD regulation... The conflict is CMHA's addition of (a) not -for-cause qualification to the HUD standard. [Legal Aid Society]

**CMHA Response:** Staff will omit the "not -for-cause" phrase.

## 12. Restrictions on Moves { Chapter 13 }

**Comment:** CMHA should revise the Section 8 Plan (2001) so as to permit a family to move during its initial year of assisted occupancy if the landlord and tenant mutually agree to terminate their lease. [Legal Aid Society]

**CMHA Response:** 24 CFR 982.309 provides that, "...the initial term of the lease must be for at least one year. The PHA may approve a shorter initial lease term if the PHA determines that such shorter term would improve housing opportunities for the tenant and such shorter term is the prevailing local market practice." These criteria do not apply to the Greater Cleveland area. The prevailing market practice is a one -year initial lease term and the one -year lease requirement has not been a hindrance to clients searching for housing. Allowing families to move more than once a year does not promote neighborhood stability. Excessive moving creates a financial burden for both families and owners. Families must pay for the cost of moving, and owners must pay to re-prepare the unit for occupancy.

## 13. Procedures for Moves { Chapter 13 }

**Comment:** CMHA's policy (and practice) on the notice requirements for moving seem to require the family to provide the owner with a notice of termination in any case in which the family seeks to move. CMHA should revise its policy to insure that the cases in which it requires such notice is limited to those cases in which the applicable HUD regulation, 24 CFR 982.314(b) requires such notice... The Plan... should be revised to state, "When the family's right to move is based on 24 CFR 982.314(b)(3), the family must have given the owner the required number of days written notice of intent to vacate specified in the lease and must give a copy to the PHA simultaneously." [Legal Aid Society]

**CMHA Response:** The Plan will be revised to state, "When the family's right to move is based on 24 CFR 982.314(b)(3), the family must give the owner the written notices specified in the lease and must give a copy to the PHA simultaneously. In all other cases, to ensure the owner has an opportunity to secure the unit, the family must notify the owner before moving."

## 14. Definition of Serious Violation of the Lease { Chapter 15 }

**Comment:** Consistent with 24 CFR 982.552(b)(2), the Section 8 Plan (2001) states that "the PHA must terminate program assistance for a family evicted from housing assisted under the

program for serious violation of the lease.” However, the... Plan... does not include any definition of “serious violation of the lease,” relative to this termination criterion. The... Plan... should define “serious violation of the lease” as follows: “The commission of a crime against person or property (or any other act) that directly and significantly injures the property of another resident, or that directly and significantly injures the premises.”... CMHA should not include nonpayment of rent in this definition... Nonpayment of rent does not adversely affect, directly or significantly, the other residents of the premises... If CMHA elects to include nonpayment of rent in the definition... CMHA should define and limit it to “large unpaid rent debt”... [Legal Aid Society]

**CMHA Response:** Nonpayment of rent is an extremely serious violation of the lease. Landlords have a right to expect payment in full of the agreed-upon rental amount. Failure to support Section 8 landlords in this basic right, could result in fewer landlords participating in the program. Accordingly, this will affect the number, quality and location of the units available to families under the Section 8 Program.

### 15. Potential Retraction of Eligibility for Admission { Chapter 15 }

**Comment:** The Section 8 Plan (2001) should not permit CMHA to determine that a family is eligible for admission based on a certain set of facts and, thereafter, determine that the family is ineligible for admission or subject to termination of participation based on the same set of facts... First, the... Plan... lists “grounds for denial or termination of assistance”. Two of those criteria should apply only to admission decisions, namely: “If any member of the family has been evicted from federally assisted housing in the last five years;” and “If a PHA has ever terminated assistance under the program for any member of the family.”... CMHA should insert the phrase “(only for denial of program assistance for an applicant)”. Second, the... Plan... states that the PHA may at any time deny program assistance for an applicant under the Plan’s admission criteria concerning “family behavior or suitability for tenancy.” CMHA should insert at the end of this provision: “, provided the denial of program assistance is not based solely on the same set of facts on which the PHA previously relied in determining that the family is eligible for admission.” [Legal Aid Society]

**CMHA Response:** In the first instance, the suggested wording will be inserted. In the second instance, the existing sentence will be omitted, thereby eliminating the need for the suggested additional wording.

### 16. State the Policy, Not the Requirement to State a Policy { Chapter 15 }

**Comment:** In several paragraphs regarding CMHA termination of participation criteria, the... Plan... identifies matters on which CMHA is required to state a policy, instead of categorically stating the CMHA policy. [Legal Aid Society]

**CMHA Response:** The wording will be changed to state the policy.

## **17. Claims in the Moderate Rehabilitation Program { Chapter 17 }**

**Comment:** The... Plan... establishes a procedure for processing an owner's reimbursement claim... for a tenant's unpaid rent or damage to the premises. The procedure fails to include any advance notice or hearing opportunity for the tenant. [Legal Aid Society]

**CMHA Response:** Tenants will be notified when a claim has been made and offered an informal hearing within 30 days.

## **18. Procedure for Review { Chapter 19 }**

**Comment:** CMHA should revise the Plan... to incorporate the policy on telephone hearings... [Legal Aid Society]

**CMHA Response:** The wording will be clarified, as suggested by Mr. Iskin, to state, "The informal review may be held at the CMHA Section 8 offices (i.e. in person) or by telephone. The applicant will decide whether it is in person or by telephone, in the applicant's request for an informal review. The CMHA notice of procedures for requesting an informal review will inform the applicant of this right. If the applicant's request for an informal review does not specify whether the informal review is to be in person or by telephone, the informal review will be in person."

## **19. Project -Based Housing { Chapter 20 }**

**Comment:** The... Plan... describes the purpose of CMHA's project -based voucher program in terms that limit the program to new construction and substantial rehabilitation housing. CMHA should revise this paragraph so as to permit the possible use of project -based vouchers for existing housing units. [Legal Aid Society]

**CMHA Response:** The wording will be clarified, as suggested by Mr. Iskin, to state, "The implementing HUD rules for the project -based voucher program are established in 24 CFR Part 983, as supplemented and revised by the HUD Notice published at 66 Fed. Reg. 3605 (Jan. 16, 2002). Under the Section 8 project -based voucher program, the PHA may attach a Section 8 assistance contract to a specific structure."

## **20. Applicability to Section 8 Moderate Rehabilitation Program**

**Comment:** CMHA should revise the... Plan... so as to identify clearly the provisions that apply to the Moderate Rehabilitation Program... If the... Plan... does not... establish CMHA's operational policies for the Moderate Rehabilitation Program, CMHA should adopt those operational policies in a separate Administrative Plan for the Moderate Rehabilitation Program. [Legal Aid Society]

**CMHA Response:** This recommendation will be considered at some point in the future.

## 21. Homeownership Program

**Commenta:** While we are aware that this is the direction of the federal government to move people into a homeownership situation, we do not believe that precious resources should be diverted from the Section 8 Program. We are especially opposed to the unlimited number identified in the Agency Annual Plan. We are not convinced that there are enough resources available to allow low-income tenants to become homeowners. We are aware that there are maintenance and upgrade costs that make it difficult for a low-income individual to budget for these expenses. If there must be an experiment conducted to test the homeowner plan it should be extremely limited with no more than 25 participants in the program. [NEOCH]

**Commentb:** Peggy Curtis from HUD and Peter Iskin from Legal Aid also expressed that the Homeownership Program should have a cap on the number of participants at an August 15, 2002 meeting to discuss the Plan.

**Commentc:** Paul Herdeg, Manager of Housing Programs for the Cuyahoga County Department of Development, submitted the following written comments: We urge caution in recruiting families to participate in homeownership. Despite the partial subsidy available for mortgage payments, the uncertain economy puts new homeowners in a precarious financial position, unless they take responsibility for home maintenance and save money for home repair needs. A strong program of buyer education, including pre-purchase counseling and home maintenance training may help. You may also want to consider pre-purchase evaluations of the homes, to identify projected repair needs in the early years of their ownership. Second, we encourage your Section 8 Program to strategically link the funds we have provided for security deposit assistance with other initiatives to recruit landlords in deconcentrated areas. The extent to which our funds are used for deconcentration this year will affect our ability to continue the funding into future years.

**CMHA Response:** Staff agree to the recommendation that the scope of the program should be restricted. However, limiting participation to 25 is excessively undersized, and will not be representative of CMHA's capacity to operate a successful Section 8 Homeownership Program in accordance with 24 CFR 982.625. There are over 2,000 current Section 8 families who would potentially qualify for homeownership, according to income. Homeownership is a powerful incentive to "working poor" families who have struggled to get out of poverty and hope to attain the American dream. Homeownership also makes economic sense for Section 8 participants whose credit would allow them to obtain financing through a bank and whose portion of the monthly Section 8 rental obligation approaches or exceeds a mortgage payment. Accordingly, staff recommend the following wording: "During the pilot phase of the Homeownership Program, the number of families receiving a Homeownership voucher will be limited to 150. Additional families may participate in initial screening and pre-purchase education." Security deposit funds from the Cuyahoga County Department of Development have been earmarked exclusively for use by tenants moving to deconcentrated areas.

## **22. HUD Authority to Exceed the 110% of FMR Subsidy Level**

**Comment:** At an August 15, 2002 meeting to discuss the Plan, Peggy Curtis from HUD stated that on page 11 -3 "D", last sentence, CMHA should include that the PHA must seek authorization from HUD to exceed the 110% of FMR subsidy level.

**CMHA Response:** The following sentence will be added: "The PHA must receive authorization from HUD to exceed the 110% of FMR subsidy level."