

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

PHA Plans

5-Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

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

PHA Plan Agency Identification

PHAName: Dayton Metropolitan Housing Authority

PHANumber: OH005

PHAFiscalYearBeginning:(07/2004)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2004 -2008
[24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of DMHA is to provide decent, safe, and affordable housing; to foster among the residents we serve, self-sufficiency, economic independence, upward mobility, and a sense of participation in the economic and political system.

B.Goals

1. Improve the efficiency and effectiveness of our public housing program in order to move from a standard performer to a high performer (90%+) under the Public Housing Assessment System (PHAS) by June 30, 2005.
 - 1.a. Continue a program of physical inspections of all sites, using the new HUD physical inspection protocol, a minimum of 180 days prior to REAC inspections, giving special attention to any failing item which resulted in a significant point deduction from the previous year's inspections.
 - 1.b. Maintain the number of emergency service requests completed within 24 hours at 99% or better.
 - 1.c. Improve our occupancy by reducing our non-modernization vacancies in half by the end of FY04 and obtain an occupancy percentage of at least 97% by the end of FY05.
2. Operate the Section 8 programs so as to achieve no less than high performance rating (90%+) under the Section 8 Management Assessment Program (SEMAP).
 - 2.a. Maintain the Multifamily Tenant Characteristics System (MTCS) transmission rates of 90% or greater each month throughout FY04.
 - 2.b. Continue the improvements to the rent reasonableness database made in previous fiscal years.
3. Successfully implement the Ole Dayton View Hope VI Project Edgewood Court and Metro Gardens and complete it no later than the end of FY05.

3.a. Complete the following portion of the HUD approved Revitalization Plan during FY03:

- ◆ Relocate all former residents from Metro Garden to final chosen re-occupancy location.
- ◆ Transfer land lease/ownership to tax credit partnership, and complete mixed finance closings for both 30-unit elderly and 50-unit family projects.
- ◆ Acquisition strategy for 100 home ownership units approved by HUD.
- ◆ Areawide neighborhood urban conservation district zoning plan approved by City of Dayton.
- ◆ Construction completion for both the 30-unit elderly project and 50-unit family project.
- ◆ Construction of one model home for sale units.
- ◆ Initial sales and construction for 100 home ownership properties.
- ◆ HUD and DMHA Board approval of Family Life Center Operational Plan.
- ◆ Neighborhood community reinvestment area (CRA) designation approved by City of Dayton.
- ◆ Secure HUD approval for county public housing rental development plan and begin property acquisition.

4. Improve our public housing occupancy rate and eliminate our long-term vacancy problem by demolishing at least 550 units by June 30, 2005.

4.a. In order to reduce the density of Arlington Courts and to eliminate so many long-term vacancies at that location, apply for a HOPE VI demolition – only grant in the 2003 round in order to pay for the selective demolition of 114 units (demolition approval already received).

5. In order to keep our occupancy rate strong, in conjunction with the above demolition, comprehensively modernize and revitalize our older community sites to ensure their long-term viability.

5.a. Complete a plan of action for each development in Phase One (those developments identified in the previous site analysis as having the worst net revenues) and begin implementation. Such plans may involve one or more of the following: changes in management, adjustment of site expenditures, additional

modernization, reconfiguration, targeted marketing, alternative use/funding, demolition, or other disposition.

5.b. Explore various avenues of leveraging available capital funds, either through borrowing, a bond issue, or through conversion of public housing to project-based subsidy.

5.c. Modernize the various community sites in the order as outlined in the 5-year modernization plan, included as part of this overall Agency Plan.

6. Provide high quality and effective services to our resident population, through the use of four non-profit corporations, Sankofa Corp and EDRE •I, in order to assist them in attaining self-sufficiency and create homeownership opportunities.

6.a. Facilitate self-sufficiency through coordinated case management for 2,900 residents per year.

6.b. Assist 500 residents per year to obtain employment offers in non-subsidized jobs providing benefits and paying at least \$6.75 per hour.

6.c. Coordinate job skill training for at least 500 residents per year.

6.d. Prepare 281 residents for transitional housing and homeownership.

6.e. Create 40 transitional housing opportunities for participants in the Family Self-Sufficiency Program.

6.f. Create new homeownership opportunities for 20 families utilizing conversions of existing public housing units to Section 5(h) units, or by development of new units through non-traditional/mixed finance resources.

6.g. Assist 30 families to obtain homeownership within Montgomery County, outside the City of Dayton, over the next two years.

6.h. Sell 10 homes to participants within the EDRE •I Lease to Purchase Homeownership Programs.

7. Seek to reach an agreement with the Red Cross, during FY04, to relocate the Emergency Housing Program from Parkside Homes to Dunbar Manor. If such an agreement is reached, proceed with any further demolition/disposition/rehabilitation within Dunbar Manor that the agreement would require and seek to obtain any necessary HUD approvals, including the approval to transfer the subsidy of an equal number of units in Dunbar Manor to the deprogrammed units in Parkside Homes that currently house the emergency housing program.

8. Complete the sale, in FY04, of 12 units on Irving Avenue to the University of Dayton, pending HUD approval and the successful resolution of the outstanding project debt issue.

Annual PHA Plan
PHA Fiscal Year 2004
 [24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(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.

-N/A

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment . Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY2004 Capital Fund Program Annual Statement(**oh005b01**)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachment s:

- PHA Management Organizational Chart
- FY2004 Capital Fund Program 5 -Year Action Plan(**oh005c01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)(**oh005k01**)
- Other (list below, providing each attachment name)

1. Progress on Five -Year Goals(**oh005a01**)
2. Section 8 Project -Based Voucher Plan(**oh005d01**)
3. Section 8 Homeownership Program(**oh005e01**)
4. Deconcentration and Income Mixing(**oh005f01**)
5. Voluntary Conversion Assessment Status(**oh00g01**)
6. Pet Policy(**oh005h01**)
7. Resident Board Member Status(**oh005i01**)
8. Resident Advisory Board Members(**oh005j01**)

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5-Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further the 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 (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 -Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
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 plan prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Home ownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
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
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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
X	Resident Assessment Subsystem Follow -Up Plan	PHAs

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.

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	17,350	3	1	4	2	4	5
Income > 30% but ≤ 50% of AMI	10,950	2	1	4	2	4	5
Income > 50% but < 80% of AMI	14,070	2	1	3	2	3	5
Elderly	4,133	2	1	5	2	3	5
Families with Disabilities	5,190	2	1	5	4	3	5
Race/Ethnicity White	15,259	2	1	3	2	3	5
Race/Ethnicity Black	15,475	3	1	4	2	4	5
Race/Ethnicity Asian	244	2	1	3	2	3	5
Race/Ethnicity Other	951	2	1	4	2	4	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 and 2003

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/sub -jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	577		680
Extremely low income <=30% AMI	519	89.9%	
Very low income (>30% but <=50% AMI)	52	9.0%	
Low income (>50% but <80% AMI)	6	1.0%	
Families with children	340	58.9%	
Elderly families	39	6.8%	
Families with Disabilities	134	23.2%	
Race/ethnicity W	189	32.8%	
Race/ethnicity B	373	64.6%	
Race/ethnicity NAM/AL	3	0.5%	
Race/ethnicity Other	12	2.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	220	38.1%	307
2BR	245	42.5%	207
3BR	94	16.3%	140
4BR	13	2.3%	25

Housing Needs of Families on the Waiting List			
5BR	4	0.7%	1
5+BR	1	0.2%	0
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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/sub -jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6480		1433
Extremely low income <= 30% AMI	5769	89.0%	
Very low income (> 30% but <= 50% AMI)	581	9.0%	
Low income (> 50% but < 80% AMI)	58	0.9%	
Families with children	4018	62.0%	
Elderly families	222	3.4%	
Families with Disabilities	1147	17.7%	
Race/ethnicity W	1423	22.0%	
Race/ethnicity B	4849	74.8%	
Race/ethnicity NAM/AL	22	0.3%	
Race/ethnicity Other	117	1.8%	
Characteristics by Bedroom Size (Public Housing)			

Housing Needs of Families on the Waiting List			
Only)			
1BR	2129	32.9%	773
2BR	2518	38.9%	374
3BR	1450	22.4%	238
4BR	282	4.4%	45
5BR	29	0.4%	2
5+BR	3	0.0%	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
- Maintain or increase section 8 lease rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates by marketing the program to owners, particularly those out of areas of minority and poverty concentration
- Maintain or increase section 8 lease rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)
Continue to market to elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[24C FR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	7,000,000	
b) Public Housing Capital Fund	6,000,000	
c) HOPEVI Revitalization	18,000,000	
d) HOPEVI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-	
g) Resident Opportunity and Self-Sufficiency Grants	-	
h) Community Development Block Grant	-	
i) HOME	-	
Other Federal Grants (list below)	-	
Section 8 Contract Admin	800,000	PH Supp Servs
2. Prior Year Federal Grants (unobligated funds only) (list below)		

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
HOPEVIREvitalization	16,000,000	CapitalImprovement
HOPEVIDensity –ParksideHomes	226,962	PHSuppSrvs
HOPEVIDensity –DesotoBassCourts	233,001	PHSuppSrvs
HOPEVIDensity –DunbarManor	55,549	PHSuppSrvs
CapitalFundProgram	1,163,697	CapitalImprovement
CapitalFundProgram	3,783,475	CapitalImprovement
CapitalFundProgram –ReplacementHousing Factor	313,436	CapitalImprovement
CapitalFundProgram –ReplacementHousing Factor	320,518	CapitalImprovement
CapitalFundProgram –ReplacementHousing Factor	590,547	CapitalImprovement
PolicyResearchandDevelopment	1,093,408	PHSuppSrvs
ResidentOpportunityandSelf -Sufficiency	55,154	PHSuppSrvs
ResidentOpportunityandSelf -Sufficiency	84,353	PHSuppSrvs
ResidentOpportunityandSelf -Sufficiency	270,225	PHSuppSrvs
ResidentOpportunityandSelf -Sufficiency	499,964	PHSuppSrvs
ResidentOpportunityandSelf -Sufficiency	400,000	PHSuppSrvs
3.PublicHousingDwellingRentalIncome	-	PHOperations
4.Otherincome (listbelow)		
Interest -Operating	51,000	PHOperations
Interest -Section8	10,000	Section8Pro gram
4.Non -federalsources (listbelow)		
MontgomeryCo.HumanServices	250,000	PHSuppSrvs
OHDept.ofDevelopment		PHSuppSrvs
AffordableHousingFund	289,050	PHCapImprovement
TotalSources	76,490,339	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(within30days)

Other:(describe)

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

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

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists – For HOPE VI developments – Senior Village at Dayton View, Dayton View Commons, and Hopeland Homes. Senior Village at Dayton View and Dayton View Commons construction to be completed and ready for occupancy in 2003.
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (Senior Village at Dayton View, Dayton View Commons and Hopeland Homes)
- Other (list below) 225 W. First Street
Nine Management Offices, Job Center, and Senior Center

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? Two

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? Two

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

If yes, how many lists? Three Families may be on both site -based waiting lists and the community waiting lists simultaneously. Some families may not be eligible for the site -based waiting list at the Senior Village at Daytonview because it has been designated elderly-only.

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed (mingled with new admissions if necessary to maximize occupancy)
- Under-housed (mingled with new admission if necessary to maximize occupancy)
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

4. Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing (See oh005f01)

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

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

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

- Adoption of site based waiting lists
- If selected, list targeted developments below:

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

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

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

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

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

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

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

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

B. Section 8

Exemptions: 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 kinds of information you share with prospective landlords? (select all that apply)

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

(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)
County Home Program

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)
225 W. First Street

(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:

Medical; >Four bdrms; documented unsuccessful searches; reasonable accommodations.

(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 reprisals or hate crimes
- Other preference(s) (list below)

Elderly; Disabled/Handicap; All remaining who are not receiving rental assistance

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

5. Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 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 (ranking within each preference)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 2 Elderly
 - 3 Handicap/Disabled
 - 4 All remaining families not receiving rental assistance

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices in all forms of media
- Other (list below) Utilize current waitlist for those eligible

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing 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 :

N/A

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount(s) and circumstances below:
The only optional lower rents apply only to the Jobs -Plus site (DeSoto Bass Courts) per that program's guidelines
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)

- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
85% of operating costs apply to older family sites and 100% of operating costs apply to elderly and newer family sites

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 25%
- Other (list below)

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

(2) Flat Rents

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

- 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)
Greater Dayton Apartment Association Study

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) N/A

- 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)
Also have area exception rents (HUD approved) at 120%

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

The Executive Director, Roland L. Turpin, reports to a five (5) person Board of Housing Commissioners. His direct reports include administrative services, EDRE•1 (a non-profit homeownership/development corporation), Sankofa Corp (a non-profit residents services corporation), and housing operations. The division director of housing operations, Thomas R. Denardo (who is also general counsel), has the remaining departments as direct reports: human resources, organizational advancement, IT, financial management, contracts and general services, housing and economic opportunities (which includes occupancy, Section 8 and grantsmanship), housing management services (which includes site management, maintenance and security services), planning and development (which includes modernization), and central maintenance.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3242	680
Section 8 Vouchers	3504	1433
Section 8 Mod Rehab	40	
Special Purpose Section 8 Certificates/Vouchers (list individually)	PBC 22 FUP 150 SRO 172 Mainstream 175	
Public Housing Drug Elimination Program (PHDEP)	3242	

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Other Federal Programs (list individually)		
Jobs Plus	510	
ROSSI	169	
ROSSII	169	
ROSSIII	91	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Management Agreement for Dayton View Commons & Senior Village at Dayton view between the Owner Entity and the Management Agent; Management Plan for Dayton View Commons (Tenant Rules and Regulations, Grievance Procedures, Affirmative Fair Housing Marketing Plan); Management Plan for Senior Village at Dayton View (Tenant Rules and Regulations, Grievance Procedures, Affirmative Fair Housing Marketing Plan); Form of Tenant Lease for Dayton View Commons (Public Housing Addendum/Rider); Form of tenant Lease for Senior Village at Dayton view. ACOP, PH Lease, Maintenance Plan, Procurement Policy, Fleet Operations Policy, Homeownership Plan, New Visions Homeownership Plan, Investment Policy, Petty Cash Policy, Financial Reporting Policy, Fixed Assets Capitalization Policy, Check Distribution Policy, Personnel Policy, Collective Bargaining Agreement, EEO Policy

(2) Section 8 Management: (list below)

Admin Policy

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 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 applicant stop public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicant stop 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)
225 W. First Street

7. Capital Improvement Needs

[24 CFR 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 Plant 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 at Attachment **oh005b01**

-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 **oh005c01**

-or-

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

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

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

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to questions 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: Ole Dayton View

2. Development (project) number: OH10URD005199

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI revitalization grant in the Plan year?

If yes, list development name/s below:

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

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:
We will be looking for opportunities to acquire replacement housing and other revenue sources. None have been identified to date.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Arlington Courts 1b. Development (project) number: OH10P005006
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: 10/07/01
5. Number of units affected: 114 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Demolition/DispositionActivityDescription	
7. Timeline for activity:	
a. Projected start date of activity: Dates subject to successful Hope V Demo application in 2003 round.	-Only
b. Projected end date of activity: Same as above.	

Demolition/DispositionActivityDescription	
1a. Development name: Scattered Sites	
1b. Development (project) number: OH10P005015H	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved: N/A	
5. Number of units affected: 1 – (200 Hawthorne)	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Projected start date of activity: 01/06/04	
b. Projected end date of activity: 06/30/04	

Demolition/DispositionActivityDescription	
1a. Development name: Dunbar Manor	
1b. Development (project) number: OH10P005020	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved: N/A	
7. Number of units affected: 0 (land only)	
8. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Projected start date of activity: 01/06/04	
b. Projected end date of activity: 06/30/04	

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Park Manor
1b. Development (project) number: OH10P005007B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: (01/23/03)
5. If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 185
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

Designation of Public Housing Activity Description
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Central Avenue (The Metropolitan) 1b. Development (project) number: OH10P005016
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: <u>(01/23/03)</u>
5. If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 75 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Grand Senior Living 1b. Development (project) number: OH10P005026
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: <u>(01/23/03)</u>
5. If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 95 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Hallmark -Meridian 1b. Development (project) number: OH10P005014
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: (01/23/03)
5. If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 75 7. Cover age of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Senior Village at Ole Dayton View 1b. Development (project) number: OH005054
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation planned for submission: 01/23/03
5. If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 30 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD 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.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment under way <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:)

Conversion of Public Housing Activity Description
<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
See Attachment 005g01

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

11. Homeownership Programs Administered by the PHA

[24CF RPart 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 3-2 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Burkhardt & Cosler
1b. Development (project) number: OH10P005025
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III

<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Little Richmond Rd. 1b. Development (project) number: OH10P005029
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: (16/11/01)
5. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites 1b. Development (project) number: OH10P005033
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)

Public Housing Homeownership Activity Description (Complete one for each development affected)
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: (DD/MM/YY)
5. Number of units affected: 2
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Encore Homes/Pro Homes
1b. Development (project) number: None assigned (Converted Turnkey III Units)
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 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: (29/02/1996) & Modification approved 28/10/1997
5. Number of units affected: 11
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Hope VI County Homeownership Program
1b. Development (project) number: None assigned
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III

Public Housing Homeownership Activity Description (Complete one for each development affected)
<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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (16/11/01)
5. Number of units affected: 30 Scattered Sites 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: New Visions of Homeownership 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input 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: (01/06/1996)
5. Number of units affected: 9 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: New Visions II Homeownership Program 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
<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 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: (01/06/1998)	
5. Number of units affected: 10	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: HO PEVI Dayton View Homeownership (Salem Crossing)	
1b. Development (project) number: None assigned yet	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPEI	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USH A 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: (09/30/2003)	
5. Number of units affected: 100 on scattered sites	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component

12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip t o component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below

See Attachment# oh005e01

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

-Agreement negotiated and currently pending before the Commission for approval.

If yes, what was the date that agreement was signed? 13/04/00

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 programsto eligible families

- Jointly administer programs
- Partner to administer HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

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

b. Economic and Social self -sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Narcotics/Alcoholic Anonymous	105	First Come, First Serve	Sankofa Corp	Public Housing
Life Skills (Housekeeping Classes)	10	First Come, First Serve	DMHA	Public Housing
Crafts For Seniors	86	Specific Criteria	DMHA	Public Housing
Job Shadowing Program	7	Specific Criteria	DMHA	Public Housing
Tutoring Program	93	First Come, First	DMHA	Public Housing

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
		Serve		
Job-Plus	90	Specific Criteria	Sankofa Corp	Public Housing
Management Referral System	11	DMH Mgt. Referrals	Sankofa Case Managers	Public Housing
Senior Monthly Activity	336	First Come, First Serve	Sankofa Senior Coordinator	Public Housing
Substance Abuse Assistance	32	First Come, First Serve	Sankofa Corp	Public Housing
Multi-Computer Lab	43	First Come, First Serve	Sankofa Corp	Public Housing
Pre-Admission	42	Random	Development Office	Public Housing
Women's Encouragement Group	15	None	Various Community	Both
Get Ahead Loan	64	Specific Criteria	Sankofa Corp	Both
Transitional Housing Program	74	Specific Criteria	Sankofa Corp	Public Housing

(2) Family Self - Sufficiency Program(s)

a. Participation Description

Family Self - Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of 03/01/03)
Public Housing	0	615
Section 8	65	155

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.7 9(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

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

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

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

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

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

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 -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Included as attachment 005g01.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? N/A
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? N/A
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 long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

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

Attached at Attachment **oh005j01**

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.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

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

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

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

D. Other Information Required by HUD

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency, and which require formal approval of the Board of Commissioners.

Attachments

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

AttachmentA

PROGRESSON5 -YEARGOALS

Progress Toward Meeting 5 -Year Plan Goals

1. We are well on our way toward meeting our first goal of obtaining high performer status under PHAS. We have completed demolition of the long-term vacant units at DeSoto Bass Courts, Parkside Homes, and Dunbar Manor. We are awaiting a chance to apply for demolition funds for Arlington Courts. Our score has been hovering in the mid-80s. Once we have gotten rid of all of our long-term vacants, our unit turnover time and occupancy percentages should be such that our score is boosted above 90.
2. We anticipate high performer status in SEMAP and have been maintaining lease-up percentages above 100%.
3. The Hope VI project is moving forward well and the milestones we expect to reach in the coming year are detailed in this year's goals.
4. As stated above, we have completed demolition at three of the four sites. We are unable to apply for demolition funds for Arlington Courts this year because there was no demolition-only round in the Hope VI NOFA. We have completed demolition in our Hope VI sites in addition to the three density reduction sites.
5. We are close to completing our site-by-site analysis and will do so before the close of this fiscal year. The agency was right-sized this year as planned. All staff reductions have occurred and the resulting reorganization is almost complete. We are exploring avenues to leverage capital funds. We are close to completing an energy performance contract that will make improvements throughout our portfolio. We are also looking into pooling our bonding capacity with other housing authorities in Ohio and expect to continue to pursue such efforts in FY04. Finally, we are on schedule with the modernization program set forth in our FY03 Annual Plan.
6. Sankofa Corp remains on target with the various resident services goals and additional ones are enumerated in the Plan for this year.
7. No progress has been made to date in relocating the Red Cross Emergency Housing program from Parkside Homes to Dunbar Manor. The stumbling block continues to be lack of funds, however, this subject has been recently resurrected in the community and we may yet be able to solve the dollar shortage.
8. The sale of the Irving Avenue units has cleared the Special Applications Center and is awaiting approval from HUD Headquarters.

CAPITAL FUND PROGRAM TABLES - CGP708

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	0	887,321.00	887,321.00	887,321.00
3	1408 Management Improvements Soft Costs	1,230,981	456,597.43	456,597.43	456,597.43
	Management Improvements Hard Costs				
4	1410 Administration	887,322	240,839.96	240,839.96	240,839.96
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	521,698	232,495.49	232,495.49	232,495.49
8	1440 Site Acquisition				
9	1450 Site Improvement	346,000.00	1,332,340.88	1,332,340.88	1,332,340.88
10	1460 Dwelling Structures	4,713,253.00	5,422,383.11	5,422,383.11	5,422,383.11
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	63,500	89,382.92	89,382.92	89,382.92

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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
13	1475 Nondwelling Equipment	375,603	210,813.25	210,813.25	210,813.25
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	1,037.96	1,037.96	1,037.96
18	1499 Development Activities -24				
19	1502 Contingency	709,855	0	0	0
	Amount of Annual Grant: (sum of lines.....)	8,873,212	8,873,212	8,873,212	8,873,212
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	352,000	0	0	0
	Amount of line XX Related to Security -Soft Costs	125,000	180,000	180,000	163,073.87
	Amount of line XX Related to Security -Hard Costs		195,258.40	195,258.40	186,671.40
	Amount of line XX Related to Energy Conservation Measures	239,174	58,752	58,752	58,752
	Collateralization Expenses or Debt Service				

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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		0.00	887,321.00	887,321.00	887,321.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and Supervisors				279,000.00	12,660.03	12,660.03	12,660.03	
	'b/c. Maint./Mgmt. Training Program				100,000.00	50,078.08	50,078.08	50,078.08	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				721,981.00	264,312.43	264,312.43	264,312.43	
	e. Computer Software Expansion				25,000.00	24,441.00	24,441.00	24,441.00	
	f. Marketing Program				30,000.00	4,552.89	4,552.89	4,552.89	
	g. Security Services				75,000.00	100,553.00	100,553.00	100,553.00	
	Program Administration								

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		521,322.00	161,241.87	161,241.87	161,241.87	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		170,000.00	23,803.20	23,803.20	23,803.20	
PHA-Wide	Employee Benefits		1410.9		190,000.00	46,017.30	46,017.30	46,017.30	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	5,193.87	\$5,193.87	\$5,193.87	
PHA-Wide	Sundry Administration		1410.19		3,000.00	4,583.72	4,583.72	4,583.72	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		400,000.00	<u>232,495.49</u>	<u>232,495.49</u>	<u>232,495.49</u>	
	Planning Consultant		1430.2		24,950.00				
	Permit Fees		1430.6		25,000.00				
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00				
	Sundry Planning Costs		1430.19		2,063.00				
	Dwelling Equipment								

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Ranges and Refrigerators		1465.1		0	0	0	0	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		89,903.00	12,112.68	12,112.68	12,112.68	
	2. Marketing Equipment		1475.1		5,700.00	0.00	0.00	0.00	
	3. Telephone System		1475.1		30,000.00	19,562.58	19,562.58	19,562.58	
	4. Computer Hardware		1475.1		75,000.00	50,055.96	50,055.96	50,055.96	
	5. Maintenance Equipment		1475.2		75,000.00	22,452.13	22,452.13	22,452.13	
	6. Community Room Equipment		1475.3		0	1,179.99	1,179.99	1,179.99	
	6. Vehicle Replacement		1475.7		100,000.00	106,709.90	106,709.90	106,709.90	
PHA-Wide	Relocation		1495.1		25,000.00	1,037.96	1,037.96	1,037.96	
PHA-Wide	Contingency		1502		709,855.00	0.00	0.00	0.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-1, Parkside Homes	Replace traffic signs	1	1450	100%	3,000.00	0.00	0.00	0.00	Moved to 713	
OH5-1, Parkside Homes	Replace basketball court	2	1450	1	2,000.00	38,167.96	38,167.96	38,167.96	Work completed	
OH5-1, Parkside Homes	Replace gate with cellar doors	3	1460	1	1,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Replace exterior door on the Day Care	4	1470	1	2,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Install A/C for Day Care Center	5	1470	1 bldg	1,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Install new HVAC in Community Room	6	1470	1 bldg	0.00	16,130.00	16,130.00	16,130.00	Work completed	
OH5-2, DeSoto Bass	Replace damaged playground equipment	7	1450	3	20,000.00	70,405.91	70,405.91	70,405.91	Work completed	
OH5-2, DeSoto Bass	Repairs later roofs	8	1460	12	35,000.00	24,983.00	24,983.00	24,983.00	Work completed	
OH5-2, DeSoto Bass	Cover electric meters and enclosures	9	1460	100	20,000.00	0.00	0.00	0.00	Work completed with roofs	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-2, DeSoto Bass	Install CO detectors	10	1460	100%	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-2, DeSoto Bass	Replace mansard roofs	11	1460	5	352,753.00	413,156.32	413,156.32	413,156.32	Work completed	
OH5-6, Arlington Ct.	Install playground equipment	12	1450	2	30,000.00	76,288.91	76,288.91	76,288.91	Work completed	
OH5-6, Arlington Ct.	Replace roof, correct gutter deterioration	13	1460	1	3,000.00	0.00	0.00	0.00	Indesign stage	
OH5-6, Arlington Ct.	Install handicapped ramp and bathroom access in office and comm. Center	14	1470	1	5,000.00	0.00	0.00	0.00	Transferred to 713	
OH5-7B, Park Manor	Comprehensive Modernization	15	1460	1 bldg	0.00	\$56,667.38	\$56,667.38	\$56,667.38	Arbitration settlement from comp. Mod	
OH5-7B, Park Manor	Fire Alarm upgrade	19	1460	1 bldg.	0.00	2,366.16	2,366.16	2,366.16	Emergency; Work completed	
OH5-7A, Westdale Terr	Install emergency cord pull system for all elderly residents	16	1460	30	30,000.00	0.00	0.00	0.00	Work omitted to fund overages	
									From	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-7A, Westdale Terr	Landscaping and major site improvements	17	1450	1 site	0.00	544,830.29	544,830.29	544,830.29	previous phase; work completed	
OH5-7A, Westdale Terr	HVAC	18	1460	1 bldg.	0.00	31,277.20	31,277.20	31,277.20	Work completed	
OH5-7A, Westdale Terr	Fire Alarm and Security System upgrade	19	1460	1 bldg.	0.00	3,416.03	3,416.03	3,416.03	Emergency; Work completed	
OH5-8, Cliburn Manor	Replace playground equipment	20	1450	2	25,000.00	42,812.90	42,812.90	42,812.90	Work completed	
OH5-8, Cliburn Manor	Replace trash containment walls	21	1450	2	20,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair and replace broken sidewalk	22	1450	200 l.f.	40,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair siding, gutters and downspouts	23	1460	4 bldg.	35,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Replace hand railing at steps	24	1460	1 loc	5,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Comprehensive Dwelling Structures	25	1460	100%	1,000,000.00	0.00	0.00	0.00	Work in discussion	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-9, Hilltop Homes	Install playground equipment	26	1450	2	30,000.00	52,799.90	52,799.90	52,799.90	Work completed
OH5-9, Hilltop Homes	Weatherize interior and exterior doors, front and back	27	1460	30	6,000.00	0.00	0.00	0.00	Insufficient funds – Work omitted to fund overages
OH5-10 Wilkinson Plaza	Replace HVAC units	28	1460	100	125,000.00	0.00	0.00	0.00	Energy performance contract
OH5-10 Wilkinson Plaza	Motorized door operating for handicapped access	29	1460	1	5,000.00	0.00	0.00	0.00	Indesign stage – future phase
OH5-10 Wilkinson Plaza	Install handicapped accessible door openers	30	1460	28	10,000.00	0.00	0.00	0.00	Indesign stage – future phase
OH5-10 Wilkinson Plaza	Fire Alarm upgrade	19	1460	1 bldg.	0.00	2,744.20	2,744.20	2,744.20	Emergency; Work completed
OH5-10 Wilkinson Plaza	Improve interior common areas, including entrance doors and front access system	31	1460	1 floor	0.00	0.00	0.00	0.00	Work transferred to future phase

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-12A, Smithville	Install security/safety lighting	32	1450	1 site	2,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-12A, Smithville	Repair and replaces sidewalks	33	1450	20%	2,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-12B, Rosemont	Install dryervents in utility rooms	34	1470	28	7,500.00	13,800.00	13,800.00	13,800.00	Work completed	
OH5-13A	Replace furnaces	35	1460	3	22,000.00	0.00	0.00	0.00	Energy Performance Contract	
OH5-13E, Gettysburg	Comprehensive Modernization	36	1460	8	0	19,157	19,157	19,157	From future phase, work completed	
OH5-13E, Gettysburg	Replace exterior doors with steel units	37	1460	8	5,000.00	0.00	0.00	0.00	Work completed in Comp. Mod.	
OH5-13T Redwood	Replace front door locks for security and repair intercom system	38	1460	8	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-13W Watervliet	Replace jambs, doors, trim and storm	39	1460	8	5,000.00	0.00	0.00	0.00	Work omitted to	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	Doors								fund overages	
OH5-14, Wentworth	Bring community kitchen up to fire code	40	1470	1 kitchen	15,000.00	0.00	0.00	0.00	Transferred to future phase	
OH5-14, Wentworth	Improve interior common areas, including entry doors	41	1460	1 floor	0.00	2,366.20	2,366.20	2,366.20	From previous phase	
OH5-15A Huffman and Parnell	Repair concrete foundation	42	1460	1 bldg	0	2,400.00	2,400.00	2,400.00	Work completed	
OH5-15F, Riverview	Provide outside benches	43	1450	12	2,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-15F, Riverview	Security screens	44	1460		0.00	9,560.32	9,560.32	9,560.32	Emergency; work completed	
OH5-15G, Woodview	Upgrade playground equipment	45	1450	2	20,000.00	42,847.90	42,847.90	42,847.90	Work in progress	
OH5-15G, Woodview	Repair roofs	46	1460	6	16,000.00	0.00	0.00	0.00	Transferred to future 2002 phase	
OH5-15H, Fitch Hawthorne	Comprehensive Dwelling Structures	47	1460	8 units	0.00	266,447.66	266,447.66	266,447.66	Work completed	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-16 Metropolitan	Replace roof	49	1460	1	100,000.00	28,871.88	28,871.88	28,871.88	Work completed
OH5-17, Wilmington	Install exit door devices	51	1470	1	0	5,510.56	5,510.56	5,510.56	Work completed
OH5-17, Wilmington	Install ramps for handicapped access	52	1450	1	500.00	0.00	0.00	0.00	Work completed by HA staff
OH5-17, Wilmington	Paint common areas and remove asbestos floor tile	53	1460		0.00	182,929.00	182,929.00	182,929.00	Work in progress
OH5-18F Winters	Comprehensive Modernization	54	1460		0	8,189.00	8,189.00	8,189.00	From previous phase, work completed
OH5-19 Superba	Modernize kitchens and flooring	55	1460	14	40,000.00	63,517.80	63,517.80	63,517.80	Work completed
OH5-20 Dunbar Manor	Remove benches	56	1450	4	2,500.00	0.00	0.00	0.00	Seen next WI
OH5-20, Dunbar Manor	Install playground surface	57	1450	2	20,000.00	36,791.90	36,791.90	36,791.90	Work Completed
OH5-20, Dunbar Manor	Repair collapsing porches and siding	58	1460	100%	125,000.00	0.00	0.00	0.00	Moved to future phase
OH5-21A									Work

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Mt. Crest	Install playground equipment	59	1450	3	30,000.00	65,238.91	65,238.91	65,238.91	completed	
OH5-21A, Mt. Crest	Install siding on buildings	60	1460	100%	0.00	380,212.60	380,212.60	380,212.60	Work completed	
OH5-21B, Cornell Ridge	Replace playground equipment	61	1450	2	20,000.00	39,999.90	39,999.90	39,999.90	Work completed	
OH5-21B, Cornell Ridge	Upgrade electric meter panels	62	1460	100%	12,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-24, Helena	Vent the laundry room	63	1470	1	2,500.00	0.00	0.00	0.00	Work completed	
OH5-24, Helena	Bring community kitchen under fire code compliance	64	1470	1	30,000.00	0.00	0.00	0.00	Transferred to future phase	
OH5-24, Helena	Replace roof	65	1460	1	0.00	111,415.52	111,415.52	111,415.52	Work transferred from future phase	
OH5-26, Grand	Comprehensive Modernization: Dwelling Structures	66	1460		1,000,000.00	3,086,297.48	3,086,297.48	3,086,297.48	Work completed	
OH5-28, Pompano	Install playground equipment	67	1450	2	20,000.00	25,073.09	25,073.09	25,073.09	Work completed	
OH5-31, Malden	Replace roof: Malden	68	1460	1	5,000.00	0.00	0.00	0.00	Work transferred to	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									future 2002 phase	
OH5-32A, Caliph Ct.	Replace unsafe porch awnings	69	1460	6	30,000.00	0.00	0.00	0.00	Transferred into future comp.mod.	
OH5-32A Caliph Ct.	Upgrade sewer system and repair basement floors	70	1460	18	30,000.00	0.00	0.00	0.00	Transferred into future comp.mod	
OH5-32A, Caliph Ct.	Replace playground equipment	71	1450	2	0.00	\$38,484.90	\$38,484.90	\$38,484.90	Work completed	
OH5-35, Channingway	Replace playground equipment	72	1450	2	0.00	\$26,734.90	\$26,734.90	\$26,734.90	Work completed	
OH5-36, Friden	Replace roofs	73	1460	20	80,000.00	0.00	0.00	0.00	Transferred to future 2001 phase	
OH5-40, Madrid	Complete installation of emergency switches	74	1460	100%	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-41, Olive Hills	Replace playground equipment	75	1450	2	2,500.00	46,329.90	46,329.90	46,329.90	Work completed	
OH5-41, Olive Hills	Improve safety of electric meters and panels	76	1460	100%	10,000.00	79,758.00	79,758.00	79,758.00	Work Completed	
OH5-44, Indian Trails	Replace playground and basketball equipment	77	1450	2	3,000.00	27,012.90	27,012.90	27,012.90	Work Completed	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-44, Indian Trails	Weatherstrip exterior doors (seal)	78	1460	35	15,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-44, Indian Trails	Replace wood siding on units	79	1460	15	30,000.00	133,189.83	133,189.83	133,189.83	Work completed	
OH5-45, Hallmark Meridian	Replace lighting in garage	80	1450	1	4,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-45, Hallmark Meridian	Install handicapped drailing	81	1450	15ft	1,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-47, Winston Woods	Improve unsafe storm drainage	82	1450	1	25,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-47 Winston Woods	Replace playground equipment	83	1450	2	0.00	35,969.90	35,969.90	35,969.90	Work completed	
OH5-48, Riverside	Install playground equipment	84	1450	2	10,000.00	23,195.90	23,195.90	23,195.90	Work in progress	
OH5-48, Riverside	Replace breaker panels and equipment	85	1460	1	20,000.00	0.00	0.00	0.00	Work omitted to fund	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									overages	
OH5-52, Bellefontaine	Correct drainage problem -from previous phase	86	1450	1loc.	0.00	48,573.00	48,573.00	48,573.00	Work completed	
OH5-53, WolfCreek	Relocated dumpster pads and other exterior work	87	1450	3	10,000.00	0.00	0.00	0.00	In design phase	
OH5-53 WolfCreek	Install barrier to protect vehicles from hitting structures	88	1460	7units	25,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-53, WolfCreek	Install playground equipment	89	1450	2	0.00	50,781.91	50,781.91	50,781.91	Work completed	
PHAWide	Vacancy Reduction	90	1460		1,500,000.00	509,224.88	509,224.88	509,224.88		
225W.First	Fire Alarm System Upgrade	91	1460	1bldg	0.00	1,789.45	1,789.45	1,789.45	Work Completed	
Central Office	Fire Alarm System Upgrade	92	1460	1bldg	0.00	2,366.20	2,366.20	2,366.20	Work Completed	
Central Office	Replace HVAC and roof	93	1470	1bldg	0.00	53,942.36	53,942.36	53,942.36	Work completed	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part III: Implementation Schedule							
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CGP708 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-1, Parkside Homes	7/01		7/00	7/02		6/01	
OH5-2, DeSo to Bass	7/01		7/00	7/02		6/01	
OH5-6, Arlington Ct.	7/01		7/00	7/02		8/01	
OH5-7B, Park Manor	7/01		9/00	7/02		8/01	
OH5-7A, Westdale Terr	7/01		3/01	7/02		6/01	
OH5-8, Cliburn Manor	7/01		7/00	7/02		6/01	
OH5-9, Hilltop Homes	7/01		7/00	7/02		6/01	
OH5-10 Wilkinson Plaza	7/01		7/01	7/02		9/01	
OH5-12B, Rosemont	7/01		7/00	7/02		6/01	
OH5-13E, Gettysburg	7/01		5/99	7/02		2/01	
OH5-14, Wentworth	7/01		7/01	7/02		8/01	
OH5-15A Huffman and Parnell	7/01		5/01	7/02		7/01	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part III: Implementation Schedule							
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CGP708 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-15F, Riverview	7/01		N/A	7/02		N/A	
OH5-15G, Woodview	7/01		7/00	7/02		6/01	
OH5-15H, Fitch Hawthorne	7/01		5/00	7/02		8/01	
OH5-16 Metropolitan	7/01		8/00	7/02		8/01	
OH5-17, Wilmington	7/01		9/00	7/02		4/01	
OH5-18F Winters	7/01		5/99	7/02		2/01	
OH5-19 Superba	7/01		3/00	7/02		4/01	
OH5-20 Dunbar Manor	7/01		7/00	7/02		6/01	
OH5-21A Mt. Crest	7/01		3/00	7/02		8/01	
OH5-21B, Cornell Ridge	7/01		7/00	7/02		6/01	
OH5-24, Helena	7/01		8/00	7/02		3/01	
OH5-26, Grand	7/01		2/00	7/02		9/01	
OH5-28,							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part III: Implementation Schedule							
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CGP708 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Pompano	7/01		7/01	7/02		6/01	
OH5-32A, Caliph Ct.	7/01		7/00	7/02		6/01	
OH5-35, Channingway	7/01		7/00	7/02		6/01	
OH5-41, Olive Hills	7/01		3/01	7/02		8/01	
OH5-44, Indian Trails	7/01		4/01	7/02		8/01	
OH5-45, Hallmark Meridian	7/01		N/A	7/02		N/A	
OH5-47, Winston Woods	7/01		7/00	7/02		6/01	
OH5-48, Riverside	7/01		7/00	7/02		6/01	
OH5-52, Bellefontaine	7/01		9/00	7/02		8/01	
OH5-53, Wolf Creek	7/01		N/A	7/02		N/A	
PHAWide	7/01			7/02			
225 W. First	7/01			7/02		8/01	
Central Office	7/01			7/02		8/01	

CAPITAL FUND PROGRAM TABLES - CFP709

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550100[CFP709] Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations	810,806	810,806.00	810,806.00	810,806.00	
3	1408 Management Improvements Soft Costs	810,000.00	460,726.67	460,726.67	442,698.38	
	Management Improvements Hard Costs					
4	1410 Administration	656,000.00	263,549.49	263,549.49	248,583.73	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	521,698.00	543,419.73	543,419.73	461,732.69	
8	1440 Site Acquisition					
9	1450 Site Improvement	84,500.00	800,902.16	800,902.16	800,902.16	
10	1460 Dwelling Structures	4,119,768.00	4,918,398.60	4,918,398.60	4,845,391.31	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	6,000.00	21,426.80	21,426.80	21,426.80	
13	1475 Non dwelling Equipment	380,500.00	224,878.09	224,878.09	220,756.27	
14	1485 Demolition					

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No : OH10P00550100 [CFP709] Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000.00	14,071.46	14,071.46	14,071.46
18	1499 Development Activities -24				
19	1502 Contingency	643,907.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	8,058,179	8,058,179	8,058,179	7,866,368.80
	Amount of line XX Related to LBP Activities	114,753	0	0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	75,000	100,000	100,000	94,061.95
	Amount of Line XX related to Security -Hard Costs	78,500	78,500	0	0
	Amount of line XX Related to Energy Conservation Measures		359,034.48	359,034.48	359,034.48
	Collateralization Expenses or Debt Service				

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		810,806.00	810,806.00	810,806.00	810,806.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and Supervisors				75,000.00	0.00	0.00	0.00	
	b/c. Maint./Mgmt. Training Program				105,000.00	27,469.12	27,469.12	25,837.09	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				500,000.00	297,965.08	297,965.08	282,814.39	
	e. Computer Software Expansion				25,000.00	32,041.80	32,041.80	31,303.83	
	f. Marketing Program				30,000.00	1,459.16	1,459.16	951.56	
	g. Security Services				75,000.00	101,791.51	101,791.51	101,791.51	
	Program Administration								
PHA-Wide	Non-Technical Salaries								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		300,000.00	148,467.04	148,467.04	143,741.28	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		200,000.00	40,000.00	40,000.00	29,760.00	
PHA-Wide	Employee Benefits		1410.9		150,000.00	71,646.94	71,646.94	71,646.94	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	815.17	815.17	815.17	
PHA-Wide	Sundry Administration		1410.19		3,000.00	2,620.34	2,620.34	2,620.34	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		400,000.00	518,048.68	518,048.68	438,622.39	
	Planning Consultant		1430.2		24,950.00	0.00	0.00	0.00	
	Permit Fees		1430.6		25,000.00	371.05	371.05	371.05	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	25,000.00	25,000.00	22,739.25	
	Sundry Planning Costs		1430.19		2,063.00	0.00	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		85,000.00	24,699.16	24,699.16	24,477.34	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-1, Parkside Homes	Install site signage	1	1450	100%	0.00	0.00	0.00	0.00	Transferred to 713
OH5-1, Parkside Homes	Replace and install play areas for children; with CGP708	2	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed
OH5-2 DeSoto Bass	Replace and install play areas for children; with CGP708	3	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed
OH5-2 DeSoto Bass	Mansard roof replacement	4	1460	6	399,219.00	538,207.00	538,207.00	513,189.38	Work in progress
OH5-2 DeSoto Bass	Slate roof repair	5	1460	11	0.00	176,955.00	176,955.00	176,955.00	Work completed
OH5-4, Edgewood Ct	Remove asbestos	6	1460	100%	0.00	38,403.00	38,403.00	38,403.00	Work completed
OH5-6, Arlington Ct	Replace and install play areas for children; with CGP708	7	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed
OH5-7A Westdale Terr.	Site Improvements, in conjunction with past Comp. Mod., including landscaping, parking improvements and lighting	8	1450	Entire Site	0.00	338,786.86	338,786.86	338,786.86	Entire site Work completed
OH5-7A Westdale Terr.	Install handicap rails	9	1460	1 corridor	15,000.00	0.00	0.00	0.00	Work omitted to

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									cover overages	
OH5-7A Westdale Terr.	Upgrade fire alarm system to meet code	10	1460	1 bldg	0.00	4,732.40	4,732.40	4,732.40	Transferred from 708; Work completed	
OH5-7B Park Manor	Correct HVAC, from past Comp. Mod.	11	1460	1 bldg	0.00	2,405.57	2,405.57	2,405.57	Emergency; work completed	
OH5-7B Park Manor	Upgrade fire alarm system to meet code	12	1460	1 bldg	0.00	4,732.32	4,732.32	4,732.32	Transferred from 708; Work completed	
OH5-7B Park Manor	Ventilate kitchen and upgrade HVAC	13	1470	1 bldg	0.00	13,500.00	13,500.00	13,500.00	Emergency; work completed	
OH5-8 Cliburn Manor	Replace and install safe playgrounds; with CGP708	14	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed	
OH5-9 Hilltop Homes	Install security lighting	15	1450	6 loc	31,000.00	0.00	0.00	0.00	Transferred to next	
OH5-9 Hilltop Homes	Replace and install safe playgrounds; with CGP708	16	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									completed	
OH5-10 Wilkinson Plaza	Repair roof	17	1460	1 bldg.	30,000.00	0.00	0.00	0.00	Moved to 713	
OH5-10 Wilkinson Plaza	Replace boilers	18	1460	2	125,000.00	0.00	0.00	0.00	Transferred to energy program	
OH5-10 Wilkinson Plaza	Corridor, ceiling and wall improvements	19	1460	1 bldg	0.00	0.00	0.00	0.00	Transferred from past phase into 711	
OH5-10 Wilkinson Plaza	Upgrade fire alarm system to meet code	20	1460	1 bldg	0.00	4,732.40	4,732.40	4,732.40	Transferred from 708; Work completed	
OH5-10 Wilkinson Plaza	Interior Renovations, including common areas and office	21	1460	1 bldg	0.00	93,356.00	93,356.00	93,356.00	Work completed from previous phase	
OH5-12A Smithville	Sidewalk replacement	22	1450		6,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-13									Transferred	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Redwood, Frederick	Increase security lighting	23	1450	3 sites	12,500.00	0.00	0.00	0.00	to 711	
OH5-13A, Scattered Sites	Electrical service upgrade at 1004, 1012 and 1014 Stewart St.	24	1460	3	.00	4,200.00	4,200.00	4,200.00	Emergency Work completed	
OH5-13 Scattered Sites	Increase security lighting for garages	25	1450	1 bldg.	6,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-14, Wentworth Hi Rise	Replace boilers	26	1460	2	190,000.00	283,319.00	283,319.00	280,869.00	Work completed	
OH5-14, Wentworth Hi Rise	Replace piping throughout building	27	1460	1 bldg.	0.00	0.00	0.00	0.00	Transferred to future phase	
OH5-14, Wentworth Hi Rise	Corridor, ceiling and wall improvements	28	1460	1 bldg	0.00	99,232.00	99,232.00	99,232.00	Transferred from past phases, construction in progress	
OH5-14, Wentworth Hi Rise	Upgrade alarm system to meet Code	29	1460	1 bldg	0.00	4,732.40	4,732.40	4,732.40	Transferred from 708; Work completed	
OH5-15G									Transferred	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Woodview	Replace and install safe playgrounds; with CGP708	30	1450	1	0.00	4,374.26	4,374.26	4,374.26	from 708; Work completed	
OH5-15G Woodview	Repair flooring	31	1460	100%	50,000.00	0.00	0.00	0.00	Moved to 713	
OH5-15H Fitch and Hawthorne	Comp. Mod.	32	1460	2 bldg	0.00	72,274.39	72,274.39	72,274.39	Work completed	
OH5-16 Metropolitan	Upgrade fire alarm system to meet code	33	1460	1 bldg	0.00	4,732.40	4,732.40	4,732.40	Transferred from 708; Work completed	
OH5-17, Wilmington Ave.	Modernize elevator to meet code	34	1460	1	160,000.00	0.00	0.00	0.00	Moved to 711	
OH5-17, Wilmington Ave.	Replace entrance doors	35	1460	1	6,000.00	0.00	0.00	0.00	Moved to 713	
OH5-20, Dunbar Manor	Replace and install safe playgrounds; with CGP708	36	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed	
OH5-20, Dunbar Manor	Siding replacement and exterior renovations	37	1460	100% of site, s. of Stewart	75,000.00	404,759.00	404,759.00	331,779.40	Also in 708/711	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-20, Dunbar Manor	Replace baseboard heaters with furnaces	38	1460	3 bldg	0.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-21A, Mt. Crest Ct.	Replace and install safe playgrounds; with CGP708	39	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed	
OH5-21B, Cornell Ridge	Replace and install safe playgrounds; with CGP708	40	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed	
OH5-21B, Cornell Ridge	Modernize kitchens	41	1460	32	100,000.00	235,514.88	235,514.88	235,514.88	Work completed	
OH5-23 Triangle View	Waterproof basements and correct drainage problem	42	1460	10 bldg	45,000.00	0.00	0.00	0.00	Indesign, transferred to future phase	
OH5-24, Helena Hi -Rise	Replace roof	43	1460	1 bldg.	125,000.00	12,913.95	12,913.95	12,913.95	Work completed in other phase	
OH5-26, Grand Avenue	Comp. Mod.	44	1460	1 bldg.	1,176,371.00	2,096,078.94	2,096,078.94	2,096,078.94	Work completed	
OH5-28, Pompano Ct.	Replace and install safe playgrounds;	45	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708;	

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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	with CGP708								Work completed	
OH5-32A, Caliph Court	Replace and install safe playgrounds; with CGP708	46	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed	
OH5-32B, Scattered Sites	Install new roof at 138N. Gettysburg	47	1460	1	0.00	3,870.00	3,870.00	3,870.00	Emergency Work completed	
OH5-32A, Caliph Court	Repair and clean out sewer drain -part of future comp. mod.	48	1460	100%	0.00	4,820.00	4,820.00	4,820.00	Work completed	
OH5-35, Channingway	Correct drainage problems, repave parking lot	49	1450	32 unit	0.00	226,879.14	226,879.14	226,879.14	Work Completed	
OH5-35, Channingway	Replace and install safe playgrounds; with CGP708	50	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed	
OH5-40, Madrid Estates	Repair of roofs	51	1460	12 units	0.00	24,592.60	24,592.60	24,592.60	Emergency work completed	
OH5-40, Madrid Estates	Replace gutters and downspouts	52	1450	100 units	20,000.00	160,873.65	160,873.65	160,873.65	Work completed	
OH5-41,									Transferred	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Olive Hills	Replace and install safe playgrounds; with CGP708	53	1450	1	0.00	4,374.27	4,374.27	4,374.27	from 708; Work completed	
OH5-44, Indian Trails	Replace and install safe playgrounds; with CGP708	54	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed	
OH5-45, Hallmark Meridian	Upgrade security lighting	55	1450	1 bldg.	10,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-45, Hallmark Meridian	Replace carpeting	56	1460	4 floors	60,000.00	0.0	0.00	0.00	Moved to 713	
OH5-45, Hallmark Meridian	Replace roof	57	1460	1 bldg.	194,000.00	238,447.60	238,447.60	238,447.60	Work completed	
OH5-47, Winston Woods	Increase lighting	58	1450		25,000.00	0.00	0.00	0.00	Moved to 713	
OH5-47, Winston Woods	Replace and install safe playgrounds; with CGP708	59	1450	1	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708; Work completed	
OH5-48, Riverside	Replace and install safe playgrounds;	60	1450	40	0.00	4,374.27	4,374.27	4,374.27	Transferred from 708;	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP709 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	with CGP708								Work completed
OH5-48, Riverside	Replaced doors	61	1460	100%	30,000.00	0.00	0.00	0.00	Work omitted to cover overages
OH5-52, Bellefontaine	Replace and install safe playgrounds; with CGP708	62	1450	1	0.00	4,374.26	4,374.26	4,374.26	Transferred from 708; Work completed
Central Office	Upgrade fire alarm system to meet code	63	1470	1 bldg.	0.00	4,732.40	4,732.40	4,732.40	Transferred from 708; Work completed
225 First Street	Upgrade fire alarm system to meet code	64	1470	1 bldg.	0.00	3,194.40	3,194.40	3,194.40	Transferred from 708; Work completed
Authority-Wide	LBP Abatement	65	1460		114,753.00	0.00	0.00	0.00	
Authority-Wide	VACANCY REDUCTION	66	1460		1,204,425.00	565,387.75	565,387.75	565,387.75	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CFP709 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/02			7/03		5/02	
OH5-1, Parkside Homes	7/02		10/01	7/03		9/02	
OH5-2 DeSoto Bass	7/02		10/01	7/03			
OH5-4, Edgewood Ct	7/02		9/01	7/03		10/01	
OH5-6, Arlington Ct	7/02		10/01	7/03		9/02	
OH5-7A Westdale Terr.	7/02		10/01	7/03		9/02	
OH5-7B Park Manor	7/02		12/01	7/03		5/02	
OH5-8 Cliburn Manor	7/02		10/01	7/03		9/02	
OH5-9 Hilltop Homes	7/02		10/01	7/03		9/02	
OH5-10 Wilkinson Plaza	7/02		1/02	7/03		8/02	
OH5-14, Wentworth Hi Rise	7/02		8/01	7/03		8/02	
OH5-15G							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CFP709 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Woodview	7/02		10/01	7/03		9/02	
OH5-15H Fitchand Hawthorne	7/02		9/00	7/03		11/01	
OH5-16 Metropolitan	7/02		12/01	7/03		5/02	
OH5-17, Wilmington Ave.	7/02		12/01	7/03		5/02	
OH5-20, Dunbar Manor	7/02		3/02	7/03			
OH5-21A, Mt. Crest Ct.	7/02		10/01	7/03		9/02	
OH5-21B, Cornell Ridge	7/02		10/01	7/03		4/02	
OH5-24, Helena Hi -Rise	7/02		3/02	7/03		11/01	
OH5-26, Grand Avenue	7/02		10/01	7/03		6/02	
OH5-28, Pompano Ct.	7/02		10/01	7/03		9/02	
OH5-32A, Caliph Court	7/02		12/01	7/03		9/02	
OH5-35, Channingway	7/02		10/01	7/03		9/02	
OH5-40,							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CFP709 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Madrid Estates	7/02		3/02	7/03		5/02	
OH5-41, Olive Hills	7/02		10/01	7/03		9/02	
OH5-44, Indian Trails	7/02		10/01	7/03		9/02	
OH5-45, Hawthorn Meridian	7/02		5/02	7/03		6/02	
OH5-47, Winston Woods	7/02		10/01	7/03		9/02	
OH5-48, Riverside	7/02		10/01	7/03		9/02	
OH5-52, Bellefontaine	7/02		10/01	7/03		9/02	
Central Office	7/02		10/01	7/03		9/02	
225 First Street	7/02		10/01	7/03		9/02	

REPLACEMENTHOUSINGFACTOR -RHF710

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:				Summary	
PHAName: DaytonMetropolitan HousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: OH510R00550100 [RHF710]		FederalFYofGrant: 2000	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/31/02 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	313,436			
11	1465.1 DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:					Summary
PHAName: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550100 [RHF710]		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities -24				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)		313,436		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of Line XX related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES – CFP711

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PH Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550101 [CFP711] Replacement Housing Factor Grant No:			Federal FY of Grant : 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	805,800.00	805,800.00	805,800.00	805,800.00	
3	1408 Management Improvements Soft Costs	800,800.00	755,800.00	650,847.98	456,046.39	
	Management Improvements Hard Costs					
4	1410 Administration	564,060.00	594,060.00	585,105.28	472,227.42	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	501,698.00	392,685.00	331,247.15	273,450.64	
8	1440 Site Acquisition					
9	1450 Site Improvement	360,000.00	457,323.00	426,323.00	1,323.00	
10	1460 Dwelling Structures	4,200,202.00	4,919,813.12	4,839,633.12	2,677,990.38	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	175,000.00	118,423.88	68,423.88	0.00	
13	1475 Non dwelling Equipment	361,000.00	171,000.00	26,953.61	1,866.13	
14	1485 Demolition					

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550101 [CFP711] Replacement Housing Factor Grant No:			Federal FY of Grant : 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/0 2 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000.00	25,000.00	25,000.00	2,434.52
18	1499 Development Activities -24				
19	1502 Contingency	421,345.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	8,239,905	8,239,905	7,759,334.02	4,691,138.48
	Amount of line XX Related to LBP Activities	100,000	0.00	0.0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	75,000	75,000	0.00	0.00
	Amount of Line XX related to Security -Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	595,000	250,000	250,000	0.00
	Collateralization Expenses or Debt Service				

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		805,800.00	805,800.00	805,800.00	805,800.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and Supervisors				75,000.00	50,000.00	50,000.00	0.00	
	'b/c. Maint./Mgmt. Training Program				100,000.00	80,000.00	29,652.98	25,527.63	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				495,800.00	495,800.00	495,800.00	366,429.99	
	e. Computer Software Expansion				25,000.00	25,000.00	395.00	395.00	
	f. Marketing Program				30,000.00	30,000.00	0.00	0.00	
	g. Security Services				75,000.00	75,000.00	75,000.00	63,693.77	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Program Administration								
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		225,000.00	250,000.00	250,000.00	234,249.97	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		150,000.00	150,000.00	150,000.00	126,859.56	
PHA-Wide	Employee Benefits		1410.9		183,060.00	183,060.00	183,060.00	109,072.61	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		3,000.00	8,000.00	2,045.28	2,045.28	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		404,013.00	300,000.00	261,562.15	222,501.08	
	Permit Fees		1430.6		25,000.00	20,000.00	0.00	0.00	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	69,685.00	69,685.00	50,949.56	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Sundry Planning Costs		1430.19		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		50,000.00	15,000.00	843.75	843.75	
	2. Marketing Equipment		1475.1		7,000.00	7,000.00	0.00	0.00	
	3. Telephone System		1475.1		25,000.00	25,000.00	25,000.00	0.00	
	4. Computer Hardware		1475.1		50,000.00	30,000.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		50,000.00	30,000.00	1,109.86	1,022.38	
	6. Vehicle Replacement		1475.7		179,000.00	64,000.00	0.00	0.00	
PHA-Wide	Relocation		1495.1		50,000.00	25,000.00	25,000.00	2,434.52	
PHA-Wide	Contingency		1502		421,345.00	0.00	0.00	0.00	

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

PHAName : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-1, Parkside Homes	Replace daycare entrance doors, maintenance roof, gutters and downspouts (1201 Brennan Dr.)	1	1470	1 bldg.	40,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-2 DeSto Bass	Replace mansard roofs PHASE IV	2	1460	4 bldgs.	440,000.00	49,965.62	49,965.62	49,965.62	Balance transferred to next phase
OH5-6, Arlington Court	Install addresses on building	3	1450	100%	30,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-6, Arlington Court	Install downspouts	4	1460	100%	100,000.00	30,000.00	0.00	0.00	In design
OH5-6, Arlington Court	Repair roofs, gutters, downspouts	5	1460	30 bldgs.	40,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-7A Westdale Terr.	Sewer work	6	1450		0.00	1,323.00	1,323.00	1,323.00	With complete site improvements in 709
OH5-7B, Park Manor	Provide insulation on chilled water pipes	7	1460		0.00	300,150.53	300,150.53	300,150.53	Completed
OH5-9, Hilltop Homes	Increase security lighting	8	1450	20 bldgs.	0.00	31,000.00	0.00	0.00	From previous phase, under contract

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-9, Hilltop Homes	Replace gutters & downspouts	9	1460	32 bldgs.	500,000.00	1,379.00	1,379.00	1,379.00	Work under contract in next phase
OH5-13, Niagara	Replace Roofs: Niagara	10	1460	2 bldgs.	10,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-14, Wentworth Hill Rise	Paint and caulk stucco and metal building exterior	11	1460	1 bldg.	100,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-14, Wentworth Hill Rise	Replace windows	12	1460	521	325,000.00	0.00	0.00	0.00	Energy Program or future year
OH5-14, Wentworth Hill Rise	Replace piping through the building	13	1460	1 bldg.	0.00	736,074.75	736,074.75	688,196.09	Emergency from 713
OH5-14, Wentworth Hill Rise	Upgrade community kitchen to fire code	14	1470	1 bldg.	25,000.00	25,000.00	0.00	0.00	In design
OH5-15G, Woodview	Remove and replace flooring throughout units	15	1460	100%	0.00	25,180.00	0.00	0.00	From CGP 709; In Design
OH5-15G, Woodview	Install roof, gutters, downspouts	16	1460	50%	100,000.00	138,286.00	138,286.00	138,286.00	Work completed

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-15H, Fitch and Hawthorne	Interior renovations	17	1460	6 units	0.00	18,619.03	18,619.03	0.00	Balance in previous phase
OH5-17, Wilmington Ave.	Upgrade elevator to code	18	1460	1 bldg.	0.00	133,871.55	133,871.55	81,493.00	In progress balance in 713
OH5-20, Dunbar Manor	Renovate community room	19	1470	1 bldg.	5,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-20, Dunbar Manor	Siding replacement, including deteriorated porch roofs	20	1460	100%	0.00	93,198.16	93,198.16	93,198.16	From CGP 709
OH5-21A, Mt. Crest Ct.	Expand community room	21	1470	1 bldg.	100,000.00	0.00	0.00	0.00	Transferred to 2004
OH5-21B, Cornell Ridge	Replace furnaces	22	1460	32	155,000.00	0.00	0.00	0.00	Energy Program
OH5-23, Triangleview	Replace roof - Embury Park	23	1460	1 roof	10,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-23, Triangleview	Upgrade public restroom	24	1470	1 bldg.	5,000.00	0.00	0.00	0.00	Work committed to fund overages
OH5-24, Helena	Upgrade community kitchen to fire code	25	1470	1 bldg.	0.00	25,000.00	0.00	0.00	Transferred from previous

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									phase	
OH5-26, Grand Avenue	Comprehensive Modernization	26	1460	1 bldg.	863,200.00	1,867.97	1,867.97	1,394.97	In progress	
OH5-28, Pompano Circle	Replace roofs, gutters and downspouts	27	1460	9	45,000.00	51,650.00	51,650.00	51,650.00	Work completed	
OH5-31, Malden	Install roof, gutters, downspouts	28	1460	50%	100,000.00	10,000.00	10,000.00	0.00	With next phase; work completed	
OH5-31 Malden	Foundation repair -521 Malden	29	1460	1 bldg.	5,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-32A, Caliph Court	Comprehensive Modernization	30	1450	36	0.00	425,000.00	425,000.00	0.00	In progress	
OH5-32A, Caliph Court	Comprehensive Modernization	31	1470	36	0.00	68,423.88	68,423.88	0.00	Portion transferred to 713	
OH5-32A, Caliph Court	Comprehensive Modernization	32	1460	36	746,002.00	2,903,249.54	2,903,249.54	960,902.64	In progress	
OH5-34, Scattered Sites	Replace roofs, 610/610 Ingram, 1024 Bunche	33	1460	2 bldg.	10,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-34, Scattered Sites	Repair and replace roof, gutters and downspouts, Second Street	34	1460	4 bldg.	36,000.00	19,940.00	19,940.00	0.00	Work completed	
OH5-35,	Parking repair, repave street and	35	1450	100%	80,000.00	0.00	0.00	0.00	Transferred to	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Channingway Court	improvedrainage								709, work completed
OH5-35, Channingway Court	Replace windows	36	1460	36 units	80,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-36, Friden Court	Replace roofs	37	1460	100%	0.00	25,000.00	0.00	0.00	Transferred from previous phase
OH5-48, Riverside Estates	Replace electric panels	38	1460	100%	10,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	Concrete/Asphalt Work -Phase I	39	1450		200,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	Trim Treestoincrea selighting	40	1450		50,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	LBP Abatement	41	1460		75,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	VACANCY REDUCTION: Force Account	42	1460		375,000.00	381,380.97	381,380.97	311,374.37	
Authority-Wide	Hardwires smoke alarms	43	1460		75,000.00	0.00	0.00	0.00	Transferred to next phase

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CFP711 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/03			7/04			
OH5-2 DeStoBass	7/03			7/04			
OH5-6, Arlington Court	7/03			7/04			
OH5-7A, Westdale Terrace	7/03		10/02	7/04		11/02	
OH5-7B, Park Manor	7/03		4/02	7/04		5/02	
OH5-9, Hilltop Homes	7/03			7/04			
OH5-14, Wentworth Hi - Rise	7/03		3/02	7/04			
OH5-15G, Woodview	7/03			7/04			
OH5-17, Wilmington Ave.	7/03		4/02	7/04			
OH5-20, Dunbar Manor	7/03		8/02	7/04		11/02	

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

PHAN Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program No: CFP711 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-24, Helena	7/03			7/04			
OH5-26, Grand Avenue	7/03		3/02	7/04			
OH5-28, Pompano Circle	7/03		6/02	7/04		7/02	
OH5-31, Malden	7/03			7/04			
OH5-32A, Caliph Court	7/03		5/02	7/04			
OH5-34, Scattered Sites	7/03		6/02	7/04			

REPLACEMENTHOUSINGFACTOR –RHF712

AnnualStatement/Performance andEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary						
PHAName: DaytonMetropolitan HousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: Repla cementHousingFactorGrantNo: OH510R00550101 [RHF712]			FederalFYofGrant: 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:)						
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/31/02 <input type="checkbox"/> FinalPerformanceandEvaluationReport						
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds					
2	1406Operations					
3	1408ManagementImprovementsSoftCosts					
	ManagementImprovementsHardCosts					
4	1410Administration					
5	1411Audit					
6	1415LiquidatedDa mages					
7	1430FeesandCosts					
8	1440SiteAcquisition					
9	1450SiteImprovement					
10	1460DwellingStructures					
11	1465.1DwellingEquipment — Nonexpendable					
12	1470NondwellingStructures					
13	1475NondwellingEquipment					

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550101 [RHF712]	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities -24	320,518	
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	320,518	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security -Soft Costs		
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

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

PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: RHF712				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	7/05			7/06			

CAPITAL FUND PROGRAM TABLES – CFP713

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550102 [CFP713] Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations	757,293.00	757,293.00	757,293.00	757,293.00	
3	1408 Management Improvements Soft Costs	780,000	780,000.00	550,000.00	0.00	
	Management Improvements Hard Costs					
4	1410 Administration	838,000.00	757,293.00	744,293.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	497,685.00	497,685.00	306,135.00	2,450.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	471,480.00	275,201.91	70,201.91	60,084.47	
10	1460 Dwelling Structures	2,992,643.00	3,842,977.61	1,883,513.49	71,944.15	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	165,000.00	175,442.48	130,442.48	21,183.50	
13	1475 Non dwelling Equipment	415,000.00	419,715.00	7,282.00	7,282.00	
14	1485 Demolition	.00	17,328.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550102 [CFP713] Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000.00	50,000.00	50,000.00	0.00
18	1499 Development Activities -24				
19	1502 Contingency	605,835.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	7,572,936	7,572,936.00	4,499,160.88	920,237.12
	Amount of line XX Related to LBP Activities	125,000			
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	75,000			
	Amount of Line XX related to Security -Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	595,000			
	Collateralization Expenses or Debt Service				

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		757,293.00	757,293.00	757,293.00	757,293.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and Supervisors				0	0	0	0	
	'b/c. Maint./Mgmt. Training Program				100,000	100,000.00	0	0	
	e. Resident Support Services 11. Mgmt. Improvements Coord. 12. Training Services Coord. 13. Resident Activity Coord. 14. Safety Program Coord. 15. Clerical Support 16. Computer Programmer/Analyst 17. Software Specialist 18. Marketing and Communication Specialist 19. Communication Specialist 20. Maintenance Specialist				550,000	550,000	550,000	0	
	e. Computer Software Expansion				25,000	25,000	0	0	
	f. Marketing Program				30,000	30,000	0	0	
	g. Security Services				75,000	75,000	0	0	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Program Administration								
PHA-Wide	Non-Technical Salaries 6. Clerical/Secretary 7. Bookkeeper 8. Fiscal Program Accountant 9. Contract Administrator 10. Contract Compliance Officer 8. Modernization Program Mgr. 9. Accounting Administrator		1410.1		400,000	319,293	319,293	0	
PHA-Wide	Technical Salaries 6. Development Director 7. Planner/Architect 8. Specification Technicians		1410.2		200,000	200,000	200,000	0	
PHA-Wide	Employee Benefits		1410.9		225,000	225,000	225,000	0	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000	3,000	0	0	
PHA-Wide	Sundry Administration		1410.19		10,000	10,000	0	0	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		400,000	400,000	236,450	2,450.00	
	Permit Fees		1430.6		25,000	25,000	0	0	
	Construction Inspection 9. Clerk of the Works		1430.7		69,685	69,685	69,685	0	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	10. Construction Inspector								
	Sundry Planning Costs		1430.19		3,000	3,000	0	0	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		50,000	50,000	0	0	
	2. Marketing Equipment		1475.1		15,000	15,000	0	0	
	3. Telephone System		1475.1		50,000	50,000	0	0	
	4. Computer Hardware		1475.1		75,000	75,000	0	0	
	5. Maintenance Equipment		1475.2		75,000	75,000	2,567.00	2,567.00	
	6. Vehicle Replacement		1475.7		150,000	150,000	0	0	
	7. Community Space Equipment		1475.3		0	4,715.00	4,715.00	4,715.00	
PHA-Wide	Relocation		1495.1		50,000	50,000	0	0	
PHA-Wide	Contingency		1502		605,835	0	0	0	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
CO, Central Office	Paint, patch and seal parking lot	1	1450	100%	0.00	6,212.00	6,212.00	2,049.77	Completed	
OH5-1, Parkside Homes	Install signa gethroughout site	2	1450	100%	25,000.00	25,000.00	.00	.00	In progress	
OH5-1, Parkside Homes	Replace daycare, center doors	3	1470	1 bldg	40,000.00	40,000.00	.00	.00	Indesign	
OH5-1, Parkside Homes	Emergency Security Lighting	4	1450	100%	.00	10,600.00	10,600.00	10,600.00	Work completed	
OH5-1, Parkside Homes	Replace utility pole located at 510E. Helena and 515 Tiffin	5	1460	1	.00	5,388.58	0.00	0.00	Emergency Work completed	
OH5-2, Desoto Bass	Replace mansard roofs Phase IV	6	1460	7 buildings	760,100.00	760,100.00	760,100.00	15,200.00	In progress	
OH5-6, Arlington Court	Install addresses on buildings	7	1450	65 bldgs	30,000.00	.00	.00	.00	In future year	
OH5-6, Arlington Court	Repair roofs, gutters, downspouts as needed	8	1460	6 bldgs	25,000.00	25,000.00	.00	.00	Indesign	
OH5-6,										

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Arlington Court	HVAC work - community room	9	1470		.00	7,133.98	7,133.98	.00	Emergency
OH5-8, Cliburn Manor	Site Improvements, including remediation investigation	10	1450	80 units	200,000.00	0.00	.00	.00	Transferred to next phase
OH5-9, Hilltop Homes	Sewer cleanout as part of downspout project	11	1450	4	10,000	9,686.00	9,686.00	9,686.00	Work completed
OH5-9, Hilltop Homes	Replace gutters & downspouts; building exteriors and trash enclosures	12	1460	1/2 of site	500,000.00	410,000.00	166,400.00	.00	In progress
OH5-9, Hilltop Homes	Concrete walks and drive replacement, curb replacement, storm sewer, catch basin and erosion control, regrading, and loading dock partial slab replacement	13	1450		.00	90,000.00	0.00	.00	In design
OH5-10, Wilkinson	Repair roof	14	1460	1	30,000.00	30,000.00	.00	.00	Work completed
OH5-10, Wilkinson	Installation of fire and security system	15	1460	1 bldg.	.00	1,973.00	1,973.00	.00	Work completed
OH5-10, Wilkinson	Repair exit door to code	16	1460	1 set	.00	2,850.00	2,850.00	.00	Work completed
OH5-13,									

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Scattered Sites	Increase security in garages	17	1470	1	5,000.00	5,000.00	.00	.00	In progress
OH5-14, Wentworth	Paint and caulk building exterior	18	1460	1 bldg	130,000.00	130,000.00	.00	.00	Work in design
OH5-15F, Riverview Terrace	Remove and replace fencing/gate	19	1450	100%	15,000.00	15,000.00	.00	.00	Work completed
OH5-15H, 200 Hawthorn	Demolition of building	20	1485	1 bldg.	0.00	17,328.00	.00	.00	In design
OH5-15G, Woodview	Repair flooring	21	1460	57 units	75,000.00	75,000.00	.00	.00	In design
OH5-17, Wilmington	Efficiency Conversion to 1 bedroom units	22	1460	54 eff.	254,000.00	321,023.62	0.00	0.00	In design
OH5-17, Wilmington	Upgrade elevator to code	23	1460	1 bldg	0.00	672,000.00	0.00	0.00	In progress
OH5-17, Wilmington	Replace roofs, gutters and downspouts	24	1460		0.00	9,942.50	9,942.50	9,942.50	Work completed

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

PHAName : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH-20, Dunbar Manor	Replace electric meter panels	25	1460		20,000.00	31,000.00	0.00	0.00	Indesign	
OH5-21A, Mt. Crest Court	Expand community room	26	1470	1 bldg	100,000.00	0.00	0.00	0.00	Infuture phase	
OH5-23, Triangleview	Repair roofs	27	1460	7 bldgs	18,421.00	9,392.50	9,392.50	9,392.50	Work completed	
OH5-23, Triangleview	Waterproof basements; repair drainage problem	28	1460	50 units	150,000.00	150,000.00	0.00	0.00	Indesign	
OH5-23, Triangleview	Upgrade public restroom (Embury Park)	29	1470	1	20,000.00	0.00	0.00	0.00	Infuture year	
OH5-23, Triangleview	Roof repair (Embury Park)	30	1470	1	0.00	21,183.50	21,183.50	21,183.50	Emergency Work completed	
OH5-26, Grand Hi -Rise	Vinyl fencing on retaining wall	31	1450	1	0.00	5,955.21	5,955.21	0.00	Emergency work completed	
OH5-26, Grand Hi -Rise	Upgrade electrical service in community kitchen	32	1470	1	0.00	2,125.00	2,125.00	0.00	Completed	
OH5-26,										

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Grand Hi -Rise	Investigate and report on water intrusion	33	1460	1 bldg.	0.00	5,000.00	.00	0.00	Indesign	
OH5-31, Malden	Remove and re-install roof, gutters, downspouts	34	1460	10 bldg	0.00	20,612.50	5,993.15	5,993.15	Work completed	
OH5-31, Malden	Foundation repair -521 Malden	35	1460	1 bldg	5,000.00	5,000.00	0.00	0.00	Indesign	
OH5-32A Caliph Court	Comprehensive Modernization	36	1460	3 bldg.	0.00	201,455.92	201,455.92	0.00	Transferred from 711, under construction	
OH5-32A Caliph Court	Comprehensive Modernization	37	1470	1 bldg.	0.00	100,000.00	100,000.00	0.00	Transferred from 711, under construction	
OH5-34 Scattered Sites	Replace roof at 601/618 Bunche and 1024 Ingram	38	1460	2 bldg.	0.00	17,547.50	17,547.50	17,547.50	Work completed from 711	
OH5-34, Scattered Sites	Repair and replace roof, gutters and downspouts, Second Street	39	1460	4 bldg.	0.00	13,868.50	13,868.50	13,868.50	Work completed from 711	
OH5-35, Channingway	Replace windows	40	1460	32 units	30,122.00	80,122.00	0.00	0.00	Indesign	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-40, Madrid Estates	Remove and replace roofs	41	1460	21 units	175,000.00	152,000.00	152,000.00	0.00	In process
OH5-45, Hallmark Meridian	Replace carpeting throughout building	42	1460	100%	80,000.00	31,710.57	0.00	0.00	In process
OH5-47, Winston Woods	Increase security lighting throughout site	43	1450	1 site	25,000.00	25,000.00	0.00	0.00	Work in design
OH5-48, Riverside Estates	Replace entrance doors	44	1460	100%	30,000.00	30,000.00	0.00	0.00	Work in design
OH5-48, Riverside Estates	Replace electric meter panels	45	1460	100%	10,000.00	10,000.00	0.00	0.00	Work in design
Authority-Wide	Concrete/Asphalt Work -Phase I	46	1450		116,480.00	37,748.70	37,748.70	37,748.70	Work completed
Authority-Wide	Trim Tree to increase lighting	47	1450		50,000.00	50,000.00	0.00	0.00	In design
Authority-Wide 1	LBP Abatement	48	1460		100,000.00	0.00	0.00	0.00	Transferred to future year
	VACANCY REDUCTION, including								

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

PHAName : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Authority-Wide	site light ing improvements	49	1460		500,000.00	541,990.42	541,990.42	0.00	
Authority-Wide	Hardwires smoke alarms	50	1460		100,000.00	100,000.00	0.00	0.00	In design

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CFP713 Replacement Housing Factor No:				Federal FY of Grant: 2002	
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	
PHA-Wide	7/04			7/05			
OH5-1, Parkside Homes	7/04			7/05			
OH5-2, Desoto Bass	7/04		9/02	7/05			
OH5-6, Arlington Court	7/04			7/05			
OH5-8, Cliburn Manor	7/04			7/05			
OH5-9, Hilltop Homes	7/04			7/05			
OH5-10, Wilkinson	7/04			7/05			
OH5-13, Scattered Sites	7/04			7/05			
OH5-14, Wentworth	7/04			7/05			
OH5-15F, Riverview Terrace	7/04			7/05			
OH5-15G,							

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program No: CFP713 Replacement Housing Factor No:	Federal FY of Grant: 2002
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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	
Woodview	7/04			7/05			
OH5-17, Wilmington	7/04			7/05			
OH5-21A, Mount Crest Court	7/04			7/05			
OH5-20, Dunbar Manor	7/04			7/05			
OH5-23, Triangleview	7/04			7/05			
OH5-26, Grand Hi Rise	7/04			7/05			
OH5-31, Malden	7/04			7/05			
OH5-32A, Caliph Court	7/04			7/05			
OH5-34, Ingram	7/04			7/05			
OH5-34, Bunche	7/04			7/05			
OH5-35, Channingway	7/04			7/05			
OH5-40,							

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program No: CFP713 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Madrid Estates	7/04			7/05			
OH5-45, Hallmark Meridian	7/04			7/05			
OH5-47, Winston Woods	7/04			7/05			
OH5-48, Riverside Estates	7/04			7/05			
Central Office	7/04			7/05			

REPLACEMENTHOUSINGFACTOR –RHF714

AnnualStatement/PerformanceandEvaluationReport						
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary						
PHAName: DaytonMetropolitan HousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: OH510R00550102 [RHF714]			FederalFYofGrant: 2002	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport						
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds					
2	1406Operations					
3	1408ManagementImprovementsSoftCosts					
	ManagementImprovementsHardCosts					
4	1410Administration					
5	1411Audit					
6	1415LiquidatedDamages					
7	1430FeesandCosts					
8	1440SiteAcquisition					
9	1450SiteImprovement					
10	1460DwellingStructures					
11	1465.1DwellingEquipment — Nonexpendable					
12	1470NondwellingStructures					
13	1475NondwellingEquipment					

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550102 [RHF714]	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities -24	590,547	
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	590,547	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security -Soft Costs		
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

CAPITAL FUND PROG RAM TABLES – CFP715

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No : OH10P00550103 [CFP715] Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	680,000.00			
3	1408 Management Improvements Soft Costs	780,000			
	Management Improvements Hard Costs				
4	1410 Administration	680,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	432,685.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	708,000.00			
10	1460 Dwelling Structures	2,545,315.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	115,000.00			
13	1475 Non dwelling Equipment	265,000.00			
14	1485 Demolition				

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No : OH10P00550103 [CFP715] Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	50,000.00	
18	1499 Development Activities -24		
19	1502 Contingency	544,000.00	
	Amount of Annual Grant: (sum of lines.....)	6,800,000	
	Amount of line XX Related to LBP Activities	100,000	
	Amount of line XX Related to Section 504 compliance	100,000	
	Amount of line XX Related to Security -Soft Costs	75,000	
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures	250,000	
	Collateralization Expenses or Debt Service		

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP715 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		680,000.00			
PHA-Wide	Resident Management and Security		1408					
	a. Resident Aides and Supervisors				0			
	'b/c. Maint./Mgmt. Training Program				100,000			
	f. Resident Support Services 21. Mgmt. Improvements Coord. 22. Training Services Coord. 23. Resident Activity Coord. 24. Safety Program Coord. 25. Clerical Support 26. Computer Programmer/Analyst 27. Software Specialist 28. Marketing and Communication Specialist 29. Communication Specialist 30. Maintenance Specialist				550,000			
	e. Computer Software Expansion				25,000			
	f. Marketing Program				30,000			
	g. Security Services				75,000			

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP715 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
	Program Administration							
PHA-Wide	Non-Technical Salaries 11. Clerical/Secretary 12. Bookkeeper 13. Fiscal Program Accountant 14. Contract Administrator 15. Contract Compliance Officer 16. Modernization Program 17. Mgr Accounting Administrator		1410.1		300,000			
PHA-Wide	Technical Salaries 11. Development Director 12. Specification Technicians		1410.2		150,000			
PHA-Wide	Employee Benefits		1410.9		217,000			
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000			
PHA-Wide	Sundry Administration		1410.19		10,000			
PHA-Wide	Fees and Costs							
	Architectural and Engineering		1430.1		335,000			
	Permit Fees		1430.6		25,000			
	Construction Inspection 13. Clerk of the Works 14. Construction Inspector		1430.7		69,685			
	Sundry Planning Costs		1430.19		3,000			

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP715 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
OH5-1, Parkside Homes	Security lighting improvements	1	1450	100%	308,000.00			
OH5-2, Desoto Bass	Replace mansard roofs Phase V	2	1460	2 buildings	180,000.00			
OH5-2, Desoto Bass	Repair roof, plumbing and interior in 904 community building	3	1470	1 bldg	100,000.00			
OH5-6, Arlington Court	Repair HVAC in Office and Community Center	4	1470	1 bldg	10,000.00			
OH5-8, Cliburn Manor	Site Improvements, including remediation investigation	5	1450	80 units	250,000.00			
OH5-9, Hilltop Homes	Replace deteriorated siding, correct building exteriors	6	1460	64 bldg.	1,000,000			
OH5-13, Scattered Sites	Increase security in garages	9	1470	1	5,000.00			
OH5-17 Wilmington	Efficiency Conversion	10	1460	20	100,000			
OH5-26, Grand Avenue	Corrective action on building exterior	11	1460	1 bldg	65,315.00			

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

PHAName : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP715 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
Authority-Wide	Concrete/Asphalt Work –Phase I	12	1450		100,000.00			
Authority-Wide	Trim Tree to increase lighting	13	1450		50,000.00			
Authority-Wide 1	LBP Abatement	14	1460		100,000.00			
Authority-Wide	VACANCY REDUCTION, including site lighting improvements	15	1460		1,000,000.00			
Authority-Wide	Hardwire smoke alarms	16	1460		100,000.00			

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CFP715 Replacement Housing Factor 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
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/04			7/07			
OH5-1, Parkside Homes	7/05			7/07			
OH5-2, Desoto Bass	7/05			7/07			
OH5-6, Arlington Court	7/05			7/07			
OH5-8, Cliburn Manor	7/05			7/07			
OH5-9, Hilltop Homes	7/05			7/07			
OH5-13, Scattered Sites	7/05			7/07			
OH5-26, Grand Avenue	7/05			7/07			
Authority-Wide	7/05			7/07			

REPLACEMENT HOUSING FACTOR –RHF716

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550103 [RHF716]			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				

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

PHAName: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550103 [RHF716]	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities -24	500,000	
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	500,000	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security -Soft Costs		
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName DaytonMetropolitan HousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:2			
Development Number/Name/HA-Wide	Year 1	WorkStatement forYear 2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear 3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear 4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear 5 FFYGrant:2007 PHAFY:2007
OH5-1,Parkside Homes	Annual Statement	100,000			
OH5-2,DeSotoBass Courts		430,000	20,000		156,000
OH5-5,DeSotoBass Courts		1,220,000	1,100,000	1,025,000	
OH5-6,ArlingtonCt.		25,000			1,549,900
OH5-7A,Westdale Terrace					40,500
OH5-7B,ParkManor		25,000		20,000	
OH5-8,Cliburn Manor		1,400,000	1,200,000		
OH5-9,Hilltop Homes		500,000		800,000	30,000
OH5-10,Wilkinson Plaza					279,000
OH5-12B,Rosemont					8,000
OH5-13C,Citiview			65,000		
OH5-13D,Frederick			9,100		
OH5-13,Scattered Sites			4,000		
OH5-13K,Niagara			1,800		
OH5-13P,Theodore			20,250		
OH5-13R, Hudson/Cherry			21,200		
OH5-13T,Redwood			14,100		
OH5-14,Wentworth		200,000	160,000		72,000
OH5-15A,Huffman			15,000		

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName DaytonMetropolitan HousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:2			
Development Number/Name/HA-Wide	Year 1	WorkStatement forYear 2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear 3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear 4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear 5 FFYGrant:2007 PHAFY:2007
Parnell					
OH5-15G,Woodview				30,000	
OH5-15K,LoriSue			20,000		
OH5-16, TheMetropolitan		25,000	40,000		
OH5-17,Wilmington Avenue		225,000	855,000	424,000	54,000
OH5-20,Dunbar Manor			500,000		10,000
OH5-21A,Mt.Crest Court			400,000		2,509,000
OH5-21B,Cornell Ridge					
OH5-23, Triangleview		25,000			5,000
OH5-24,HelenaHi - rise					43,500
OH5-28,Pompano Circle				180,000	10,000
OH5-32B,Gettysburg andGermantown				100,000	
OH5-34,1114 Randolph			20,000		
OH5-35, Channingway					20,000
OH5-40,Madrid Estates		150,000		190,000	70,000
OH5-41,OliveHill			42,000		5,000
OH5-44,				120,000	

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName DaytonMetropolitan HousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:2			
Development Number/Name/HA-Wide	Year 1	WorkStatement forYear 2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear 3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear 4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear 5 FFYGrant:2007 PHAFY:2007
IndianTrails					
OH5-45,Hallmark - Meridian		25,000	25,000	300,000	80,000
OH5-47,Winston Woods				365,000	44,000
OH5-48,Riverside			40,000		10,000
OH5-52, Bellefontaine			60,000	90,000	
OH5-53,WolfCreek			12,000		
Authority-Wide Physical Improvements		1,200,000	950,000	1,950,000	620,000
Authority-Wide Admin.AndOther		2,550,000	2,505,550	2,506,000	2,484,100
TotalCFPFunds (Est.)		8,100,000	8,100,000	8,100,000	8,100,000
TotalReplacement HousingFactorFunds					

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHAFY: 2004			Activities for Year: 3 FFY Grant: 2005 PHAFY: 2005		
See	OH5-1, Parkside Homes	Replaces later roofs: Phase II	100,000	OH5-2A, DeSoto Bass Courts	Replace boilers: Carver, Robeson, Hughes	20,000
Table	OH5-2, DeSoto Bass Courts.	Interior upgrading on two buildings	400,000	OH5-5, DeSoto Bass Courts	Comprehensive Modernization	1,100,000
One	OH5-2, DeSoto Bass Courts.	Replace boiler system and controls: 811 Oldfield	30,000	OH5-8, Cliburn Manor	Modernization or replacement	1,200,000
	OH5-5, DeSoto Bass Courts	Comprehensive Modernization	1,220,000	OH5-13C, Citiview	Replace roof, gutters, and downspouts	65,000
	OH5-6, Arlington Courts	Replaces signs	25,000	OH5-13D, Frederick	Install windows and security screens	6,600
	OH5-7B, Park Manor	Interior upgrades of common areas	25,000	OH5-13D, Frederick	Upgrade exterior lighting	2,500
	OH5-8, Cliburn Manor	Modernization or replacement	1,400,000	OH5-13I, Norman	Replace entry doors/screens	2,000
	OH5-9, Hilltop Homes	Replace gutters and downspouts: Phase II	500,000	OH5-13I, Norman	Improve security lighting	2,000
	OH5-14, Wentworth	Replace windows	175,000	OH5-13K, Niagara	Install security screens	800
	OH5-14, Wentworth	Interior upgrades of common areas	25,000	OH5-13K, Niagara	Upgrade exterior lighting	1,000
	OH5-16, The Metropolitan	Interior upgrades of common areas	25,000	OH5-13P, Theodore	Replace entry doors	2,000
	OH5-17, Wilmington Avenue	Modernize HVAC	200,000	OH5-13P, Theodore	Repair window seals/sashes	4,500
	OH5-17, Wilmington Avenue	Interior upgrades of common areas	25,000	OH5-13P, Theodore	Upgrade interior and exterior lighting	2,250
	OH5-23, Triangleview	Upgrade Embury Park public restroom	25,000	OH5-13P, Theodore	Replace all plumbing	10,000
	OH5-40, Madrid Estates	Roof replacement and correction of structural defects	150,000	OH5-13P, Theodore	Resurface stairs/hallways	1,500
	OH5-45	Lighting improvements	25,000	OH5-13R,	Repair/secure garaged doors	7,000

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHAFY: 2004			Activities for Year: 3 FFY Grant: 2005 PHAFY: 2005		
				Hudson/Cherry		
	Auth.-Wide	Concretework –Phase II	250,000	OH5-13R, Hudson/Cherry	Resurface floors in hallways	6,000
	Auth.-Wide	Lead-based paint abatement	200,000	OH5-13R, Hudson/Cherry	Install security screens	3,200
	Auth.-Wide	Vacancy reduction	750,000	OH5-13R, Hudson/Cherry	Replace gutters and downspouts	5,000
	Auth.-Wide	Mgmt. improvement and administration	1,500,000	OH5-13T, Redwood	Install lighting	2,500
	Auth.-Wide	Equipment, fees and costs, relocation	1,050,000	OH5-13T, Redwood	Repair intercom	5,500
				OH5-13T, Redwood	Install security screens	3,000
		TOTAL	8,100,000	OH5-13T, Redwood	Replace mailboxes	600
				OH5-13T, Redwood	Replace HW tanks	2,500
				OH5-14, Wentworth	Enlarge parking lot	60,000
				Oh5-14, Wentworth	Install intercom system	100,000
				OH5-15A, Huffman Parnell	Replace roofs	15,000
				OH5-15K, Lori Sue	Replace soffits, gutters, and downspouts	20,000
				OH5-16, The Metropolitan	Install ADA automatic doors at front and back	40,000
				OH5-17, Wilmington Avenue	Repair, reseal, and restrip parking lot	10,000
				OH5-20, Dunbar Manor	Replace kitchen cabinets	300,000
				OH5-20, Dunbar Manor	Replace all furnaces	200,000
				OH5-21A, Mt. Crest Ct.	Replace roofs	100,000
				OH5-21A, Mt. Crest Ct.	Replace windows	300,000
				OH5-17, Wilmington Avenue	Comprehensive Modernization	845,000
				OH5-34, 1114	Comp. Mod.: 1114 Randolph	20,000

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: 2 FFYGrant:2004 PHAFY:2004			ActivitiesforYear: 3 FFYGrant:2005 PHAFY:2005		
				Randolph		
				OH5-41,OliveHill	Installfencingsystem	42,000
				OH5-45,Hallmark - Meridian	Replacecarpetwithtileinhalls; addhandrails	25,000
				OH5-48,Rive rside	Replaceentrydoors/screens	40,000
				OH5-52,Bellefontaine	Repairexteriorsidingand soffits	60,000
				OH5-53,WolfCreek	Installspeedbumbandbarrier	12,000
				Auth.-Wide	Concretework –PhaseIII	250,000
				Auth.-Wide	Lead-basedpaint abatement	200,000
				Auth.-Wide	Vacancyreduction	500,000
				Auth.-Wide	Mgmt.improvementand administration	1,500,000
				Auth.-Wide	Equipment,fees,andcosts, relocation	1,005,550
					Total	8,100,000

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHAFY: 2006			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2007		
See	OH5-5, DeSoto Bass Courts	Comprehensive Modernization	1,025,000	OH5-2/2A, DeSoto Bass	Install gutters and downspouts	105,000
Table	OH5-7B, Park Manor	Replace flooring	20,000	OH5-2, DeSoto Bass Cts.	Install 100 amp service	4,000
One	OH5-8, Cliburn Manor	Modernization or replacement	0	OH5-2, DeSoto Bass Cts.	Replace carpet in offices	5,000
	OH5-9, Hilltop Homes	Replace windows	800,000	OH5-2, DeSoto Bass Cts.	Replace windows	40,000
	OH5-15G, Woodview	Improve security lighting	30,000	OH5-2, DeSoto Bass Cts.	Remove and trim trees	2,000
	OH5-17, Wilmington Avenue	Install fencing	24,000	OH5-6, Arlington Court	Breaker box, fume vent, and exhaust fan in maintenance area	32,400
	OH5-17, Wilmington Avenue	Replace all windows	400,000	OH5-6, Arlington Court	Replace kitchen cabinets	1,500,000
	OH5-28, Pompano Cr.	Upgrade furnaces	90,000	OH5-6, Arlington Court	Increase security lighting	7,500
	OH5-28, Pompano Cr.	Remodel kitchens	90,000	OH5-6, Arlington Court	Replace damaged fencing	10,000
	OH5-32B, Gettysburg	Landscaping hillside	20,000	OH5-7A, Westdale Terr.	Install handrails	16,500
	OH5-32B, Gettysburg	Replace floor tile in all units	80,000	OH5-7A, Westdale Terr.	Install new heating system	10,000
	OH5-40, Madrid Estates	Replace kitchen cabinets and countertops	160,000	OH5-7A, Westdale Terr.	Upgrade A/C in community room	10,000
	OH5-40, Madrid Estates	Repair approaches	30,000	OH5-7A, Westdale Terr.	Replace carpet in offices	4,000
	OH5-44, Indian Trails	Replace roofs, siding, and shingles	120,000	OH5-9, Hilltop Homes	Replace handrails	30,000
	OH5-45, Hallmark - Meridian	Replace windows	300,000	OH5-10, Wilkinson Plaza	Replace kitchen cabinets	279,000
	OH5-47, Winston Woods	Stucco all surfaces and install maintenance-free trim	245,000	OH5-12B, Rosemont	Replace roofs	8,000
	OH5-47, Winston Woods	Replace furnaces	120,000	OH5-14, Wentworth	Install restroom in maint. shop	12,000
	OH5-52, Bellefontaine	Resurface drive and parking area	70,000	OH5-14, Wentworth	Build 4-bay garage	60,000
	OH5-52, Bellefontaine	Paint exterior surface	20,000	OH5-17, Wilmington Avenue	Interior upgrades	4,000
	Auth.-Wide	Vacancy reduction	500,000	OH5-17, Wilmington Avenue	Replace ceiling tile throughout first floor	50,000
	Auth.-Wide	Lead-based paint abatement	200,000	OH5-20, Dunbar Manor	Landscaping	10,000
	Auth.-Wide	Resurface parking lots	500,000	OH5-21A, Mt. Crest Ct.	Upgrade fencing	9,000

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year 1	ActivitiesforYear: 4 FFYGrant:2006 PHAFY:2006			ActivitiesforYear: 5 FFYGrant:2007 PHAFY:2007		
	Auth.-Wide	Exteriorsurfacepreparation s: caulking,painting	750,000	OH5-21A,Mt.CrestCt.	ComprehensiveModernization	2,500,000
	Auth.-Wide	Mgmt.improvementand administration	1,500,000	OH5-23,Triangleview	Installdoorlocks	5,000
	Auth.-Wide	Equipment,feesandcosts, relocation	1,006,000	OH5-24,Helena	Upgradefirealarmsystem	10,500
				OH5-24,HelenaHi -rise	Upgradesecuritysystem	24,000
		TOTAL	8,100,000	OH5-24,HelenaHi -rise	Replacemailboxes	6,000
				OH5-24,HelenaHi -rise	Upgradesecuritylighting	3,000
				OH5-28,PompanoCr.	Replaceentrydoors	10,000
				OH5-35,Channingway	Replaceentrydoors	20,000
				Oh5-40,MadridEstates	Replacepatiodoors	70,000
				OH5-41,OliveHill	Upgradesecuritylighting	5,000
				OH5-45,Hallmark - Meridian	Upgradingwiring	20,000
				OH5-45,Hallmark - Meridian	Designandinstalldefensible fencingandlightingsystem	60,000
				OH5-47,Winston Woods	Upgradesecuritylighting	44,000
				OH5-48,Riverside	Replacemailboxes	2,500
				OH5-48,Riverside	Improveplumbinginstorage area	7,500
				Auth.-Wide	Vacancyreduction	500,000
				Auth.-Wide	Lead-basedpaintabatement	120,000
				Auth.-Wide	Mgmt.improvementand administration	1,500,000

AttachmentD

SECTION8PROJECT -BASED
VOUCHERPLAN

SECTION 8 PROJECT -BASED VOUCHERS

The Dayton Metropolitan Housing Authority (DMHA) is planning to implement a Project-Based Voucher Program during its fiscal year 2002. The size of the program will not exceed 20% of the Housing Choice Voucher Program within DMHA's jurisdiction. DMHA will exercise this option with the goal of supporting affordable housing units available to very low - and extremely low -income families that: 1) meet HUD's deconcentration criteria, and 2) will encourage property owners to convert existing housing units, construct new housing units, or upgrade existing rental housing units, consequently increasing the number of housing units available to very low - and extremely low-income families.

The total number of project -based vouchers will not exceed 20% of the baseline number of DMHA's Housing Choice Voucher Program. DMHA will not allocate vouchers currently issued or under contract for this purpose. DMHA anticipates implementing this program with approximately 300 vouchers.

The general allocations for project -based subsidies will be consistent with HUD's directive to award them in eligible census tracts with poverty rates of less than 20%. This will be determined from the year 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 subsidies when DMHA solicits applications.

DMHA believes that project-based subsidies are needed in Montgomery County to increase the opportunities for affordable rental units made available to Section 8 participants in low poverty census tracts. The new provisions of the project -based voucher program make it more feasible to expand assisted housing into "Opportunity Areas" for our tenants and assure their availability for a period of up to ten years.

Project-based voucher assistance provided by DMHA would be consistent with new HUD regulations which include some of the following provisions: project -based assistance may now be used for existing housing units in addition to newly constructed or rehabilitated housing 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 elderly families and disabled families receiving supportive services. Project -based assistance may now be provided for a term up to ten 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. DMHA will establish policies for public advertisement and competitive selection of the housing units to be subsidized with project -based vouchers.

Dayton Metropolitan Housing Authority Homeownership Assistance Program

Addendum to Section 8 Administrative Plan

The Dayton Metropolitan Housing Authority (DMHA) hereby establishes a Section 8 tenant-based Housing Choice Voucher Homeownership option in Dayton, Ohio, pursuant to the U.S. Department of Housing and Urban Development's (HUD) final rule dated October 12, 2000, and by Section 555 of the Quality Housing and Work Responsibility Act of 1998 under Section 8(y), Homeownership Option.

Participant Qualification

24CFR 982.626, 982.627

Any Section 8 eligible applicant or program participant who has been issued a Section 8 Housing Choice Voucher may utilize the subsidy to purchase rather than rent a home, subject to the following:

- 1) A family must meet the requirements for admission to or continued participation in the DMHA tenant-based program.
- 2) The homeownership option will be included in all Briefing and Recertification classes as well as media and community announcements. Current Section 8 participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 3) The head of household or co-head that has previously defaulted on a mortgage obtained through the homeownership option is barred from participation.
- 4) Participant families must be "first-time" homeowners, where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership option. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 5) Participants in the Section 8 homeownership option must enroll in a DMHA/EDRE-approved pre- and post-purchase homeownership training and counseling services and be deemed to be "mortgage ready" before a homeownership voucher will be issued. At a minimum, the program will cover the following:
 - Home maintenance
 - Budgeting and money management
 - Credit counseling
 - Negotiating the purchase price

- Financing/Refinancing/Predatory Lending Practices
 - Locating the home
 - De-concentration issues
 - Family must purchase only a home that passes HQS inspection
- 6) The head of household or co-head must be employed full-time and have been continuously employed during the year before commencement of homeownership assistance. Families in which the head of household or co-head are disabled or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
 - 7) The family's income must be equal to or exceed two times the payment standard for the family's unit size. Public assistance income may not be used for meeting this requirement, except for households in which the head or co-head is elderly or disabled and households that include a disabled person other than head or co-head. (Public Assistance includes federal housing assistance or the housing component of a welfare grant; OWF assistance; SSI that is subject to an income eligibility test; food stamps; general assistance, or other assistance provided under a federal, state or local program that provides assistance available to meet family living or housing expenses.)
 - 8) Applicants must enroll in the Family Self-Sufficiency (FSS) Program. Applicants for the homeownership option must be a Section 8 tenant for a minimum of one year. Funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.

Time Frame for Utilization

24CFR982.626(b), CFR982.629(a)

An applicant will have a maximum of 90 days from the date of issuance of a voucher to find a home and enter into a Purchase Agreement.

If an applicant is unable to enter into a Purchase Agreement before the end of the 90-day deadline, the applicant will be provided an additional 90 days to enter into a Purchase Agreement and schedule a closing date, or to utilize the voucher in a rental situation.

Any extension will be at the discretion of the DMHA EDR E•ICorporation.

Portability

24CFR982.636

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside of DMHA's jurisdiction if the receiving public housing authority is administering a Section 8(y) homeownership program and is accepting new families into its Section 8(y) homeownership program.

Permitted Ownership Arrangements

The homeownership option may be utilized in two types of housing:

- 1) A unit owned by the family, where one or more family members hold title to the home or a home previously occupied under a Lease -Purchase Agreement.
- 2) A cooperative unit, where one or more family members hold membership shares in the cooperative.

Contract for Sale and Inspection

24CFR982.631

Participants in the homeownership option program must initially complete a Purchase Agreement with the owner of the property to be purchased.

The Purchase Agreement must include the home's price and terms of sale, the DMHA pre-purchase Housing Quality Standards (HQS) inspection requirements, and an agreement that the purchaser is not obligated to pay for any necessary repairs.

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. An American Society of Home Inspectors (ASHI) member, candidate with logo privileges, or a National Association of Home Inspectors, Inc. (NAHI) Regular member must conduct the independent inspection. (Ohio HB 345 may require all inspectors to be certified by a regulated licensing board.) In all cases, the inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems.

DMHA will conduct an HQS inspection and will review an independent professional inspection of the unit's major systems. DMHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the professional inspection report.

Financing

24CFR982.632

The household is solely responsible for obtaining financing. All loans must meet the Federal Housing Administration (FHA) mortgage insurance credit underwriting requirements. DMHA will review lender qualifications, loan terms, or other debt to determine that the debt is affordable.

DMHA establishes a minimum homeowner downpayment requirement of at least three percent of the purchase price for participation in its Section 8(y) homeownership

program, and requires that at least one percent of the purchase price come from the family's personal resources.

There is no prohibition against using local or State Community Development Block Grant (CDBG) or other subsidized financing in conjunction with the homeownership program.

DMHA prohibits its owner financing.

In the event of appeal, a review panel will be appointed by DMHA's Section 8 Department and the EDRE•ICorporation.

Length and Continuation of Assistance 24CFR982.634

Section 8 assistance will only be provided for the months the family is in residence in the home. The maximum length of time a family may receive homeownership assistance is 15 years if the initial mortgage incurred is 20 years or longer. In all other cases, the maximum length of time is ten years. Elderly and disabled families are exempt from this time limit.

Family Obligations 24CFR982.633

In addition to completing the Pre-Counseling program, the family must complete a contract of homeowner obligations prior to the issuance of the homeownership voucher to include:

- 1) The family must comply with the terms of any mortgage-securing debt incurred to purchase the home and any refinancing of such debt.
- 2) At any time the family is receiving homeownership assistance, the family may not sell or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
- 3) A home equity loan may not be acquired without the prior written consent of DMHA.
- 4) The family must provide required information regarding income and family composition in order to calculate correctly total tenant payment and homeownership assistance, consistent with Section 8 requirements.
- 5) While receiving homeownership assistance, the family must notify DMHA if the family defaults on a mortgage securing any debt incurred to purchase the home.

- 6) While receiving homeownership assistance, the family must notify DMHA before the family moves out of the home.
- 7) The family must, at annual recertification, document that he or she is current on mortgage, insurance, and utility payments.
- 8) The family is prohibited from moving more than one time in a one-year period. The family may be required to participate in pre- or post-counseling prior to rehousing.

Assistance Payment

24CFR982.635

The family's Section 8 monthly housing assistance payment will be the lower of (1) the Section 8 voucher payment standard minus the Total Tenant Payment or (2) the monthly homeowner expenses minus the Total Tenant Payment.

Homeownership expenses include principal and interest on mortgage debt, refinancing charges of mortgage debt, taxes and public assessments, insurance, maintenance allowance for expenses, major repairs, and replacements will be based on recommended allowance provided by its designees.

Housing assistance payments will be made directly to the lender.

If a family's income increases to a level that they are no longer eligible to receive a housing assistance payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for Section 8 assistance will automatically terminate.

Lease-to-Purchase

Lease-to-Purchase agreements are considered rental property and subject to the normal tenant-based Section 8 rental rules. All regulations of the homeownership program will be in effect at the time that the family opts to exercise the purchase.

Default

If the family defaults on the home mortgage loan, the participant will not be able to use the Homeownership Voucher for rental housing but may reapply for the Section 8 waiting list.

Recapture

24CFR982.639

DMHA will recapture a percentage of the homeownership assistance upon the sale or refinancing of the home. Proceeds invested in the purchase of another home are exempt

from recapture. At the time of purchase the family must execute documentation that secures DMHA's right to recapture the home ownership assistance. The lien securing the recapture may be subordinated to a refinanced mortgage. The amount of home ownership assistance subject to recapture shall automatically be reduced over a 10-year period, in annual increments of 10 percent.

Denial or Termination of Assistance

24CFR982.638

DMHA reserves the right to deny or terminate assistance for the family, and will deny voucher rental assistance for the family, in accordance with HUD regulations governing any failure to comply with family obligations, mortgage default, or failure to demonstrate that the family has conveyed title to the home as required, or if the family has moved from the home within the period established or approved.

Informal Hearings

24CFR982.555

DMHA will provide the opportunity for an informal hearing to program participants who are being terminated from the program because of the family's failure to act. DMHA will send written notice of the reason(s) for the proposed action, and that the participant may request an informal hearing, in writing, within 14 days of the notice. If the participant requests a hearing, the assistance will not be terminated until the final decision is made.

When a participant requests a hearing, DMHA will schedule the hearing promptly and notify the participant of the date and time of the hearing. Prior to the hearing, the participant will be given an opportunity to examine and copy the documents pertinent to the family's termination. DMHA must be given the same opportunity to examine any family documents that are directly related to the hearing, and to copy them at its own expense.

A hearing officer designated by the DMHA Section 8 and EDRE•I Corporation will conduct the hearing. This person will be someone other than the person who may have approved the decision or a subordinate of this person. A lawyer or other representative, at the family's own expense, may represent the family. The family will be given the opportunity to present evidence and to question any witnesses. The hearing officer will issue a written decision within 30 days stating the reasons for the decision.

Component 3,(6) Deconcentration and Income Mixing

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

**** DMHA is choosing not to make any changes in its policies/ procedures because our analysis showed the authority -wide average household income was below 14% of median and our newest and highest income development is still only at 25% of median.**

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2©(1)(IV)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **All but our hi - rises for the elderly .**
- 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)? **Only our hi - rises for the elderly .** 1
- c. How many Assessments were conducted for the PHA’s covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **All assessments are almost complete (as of the date this Plan was drafted for submission.) All assessments will be completed prior to the start of this Plan year (FY04) and we will address developments (if any) that are appropriate for conversion as stated in our Annual Goal 5.a., set forth earlier in this Plan.**

Pet Policy

If you choose to own a pet, it should be noted that pets are a serious responsibility both personally and financially. Any animal brought into your home is to be treated in a human manner at least as defined by law.

The below -listed rules and regulations will become a part of the existing lease between the tenant and the Dayton Metropolitan Housing Authority (DMHA) if you have chosen to own a pet. Animals that assist the handicapped are excluded from the height provision of this addendum as well as the non -refundable fee provision.

Only one dog or cat is permitted per unit. Only common, household pets will be permitted, such as dogs, cats, birds, turtles, and fish. No exotic animals, mammals, reptiles, rodents, or insects are allowed.

There will be a one -time, non -refundable fee of \$50.00 per dog and \$50.00 per cat in addition to the \$100.00 Security deposit assessed as a general fee for any dog or cat and all pet -related purposes which is payable to the DMHA. This fee is not a limit on the resident's liability for property damage, cleaning, deodorization, defleaing, replacements, and/or personal injuries. Any and all members of legal age of the household are liable if they are listed on the lease.

The resident must advise the Manager, in writing, of their desire to own a pet and submit a required \$100.00 Security Deposit. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they be DMHA rules and regulations or applicable laws or ordinances.

The pet must not exceed 35 pounds at maturity. DMHA automatically excludes Pit Bull Terriers, Rotweilers, or any animals used for fighting purposes, or any animals deemed vicious, dangerous, or a nuisance by law under the City of Dayton Revised Code of General Ordinances, Chapter 91.

The resident must provide proof of licensing each year, which is payable to Montgomery County by January 31st of each year. Failure to provide this information to DMHA management is considered a violation of the Lease Agreement and could result in eviction.

A statement from a veterinarian that the animal has been spayed or neutered prior to occupancy in the unit, and proof that all required vaccinations have been administered as required by law, is required to be given to the Manager prior to the animal's occupancy of the unit. Owners must maintain current inoculations of pets as defined by the Montgomery County Humane Society and such records are to be made available upon request by management.

Animals must be kept on a leash and under the control of their handler when outside their unit. Management has the right to arrange for pick-up of unleashed pets and report them to the proper authorities, and any or all fines imposed by authorities are the tenant's responsibility.

It is the tenant's responsibility for clean-up and to properly dispose of animal waste, and residents shall comply with local ordinances regarding pet defecation.

Excessive barking, whining, or howling by animals is considered to be a violation of other tenants' peaceful enjoyment and will be considered a lease violation if not immediately corrected. Residents agree to immediately and permanently remove the pet from the premises if DMHA receives complaints from neighbors or other residents or if the pet has disturbed the rights, comforts, or conveniences of neighbors or other residents. Any physical and/or personal injury suffered as a result of a pet may be cause for immediate removal of the pet. Tenant's refusal to remove the pet under such circumstances shall be cause for lease termination and eviction from the unit.

Guests are not permitted to bring pets into tenant's units.

Residents are not permitted to "house sit" any pets belonging to others for any reason.

Pets are not to be tied to any fixed object outside their dwelling unit.

Pets are to be fed and watered inside the resident's unit. No food or water is allowed to be stored outside of unit or in common areas.

Pets must be secured (i.e., caged or placed in a room) when the resident is not at home or when a DMHA employee enters the unit for any reason.

Resident must inform management who will be responsible for the care of their pet in the event the resident travels out of town without the pet, they become ill for an extended period of time, or in the event of their death or any emergency situation.

Each adult resident who executed the Lease Agreement shall also sign the Pet Ownership Lease Addendum. Residents shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.

Each resident shall pay for cleaning, defleaing, and deodorizing their unit as directed by the Site Manager and or prior to move-out. This service will be secured by management and paid by the tenant prior to any refund of the housing deposit.

Location Of Pets in High-Rise Buildings

There is no restriction on the total number of pets in any building. There will be no restriction on the location of fish, small birds, and small caged animals in the

buildings. DMHA, however, may attempt to require that dogs and cats be confined to the lower floors of the buildings. This effort will be made to insure that other residents, whose health may be affected by the presence of a fur-bearing animal, will be able to live on a floor of the building where no pets are present. Pets will not be permitted in public meeting or community meeting rooms, dining areas, laundry rooms, or other public gathering places. When dogs and cats are moved through the building, they must be leashed. Pets should be moved through common hallways and areas inside the buildings as quickly as possible.

Sizes

Cats and dogs in High-Rise buildings shall not be larger than reasonable considering unit size, unit density in the development or building, and the resident's ability to control and care for the pet.

If any rule or provision of this Pet Addendum is violated by residents or residents' guests, resident shall immediately and permanently remove the pet from the premises upon written notice from management or their representative; and management shall have all other rights and remedies set forth in the standard Lease Agreement regarding eviction including relief for damages, court costs, and attorney's fees.

RESIDENT MEMBERSHIP ON THE BOARD OF HOUSING COMMISSIONERS

Date of next term expiration: May 31, 2003

Name/Title of Appointing Official: Alice O. McCollum, Probate Court Judge

As described in our FY01 Plan, the Executive Director and each of our five Board members met with each separate appointing authority to convey the federal requirement and seek agreement as to which appointing authority will appoint the resident. Ohio is quite different from the vast majority of states in that the (Public Housing Authority) (PHA)s are separate, political subdivisions whose boards are appointed by four different appointing authorities: Probate Court (1), Common Pleas Court (1), County Commissioners (1), Mayor of the largest city (2). This makes it more difficult for a PHA in Ohio to bring itself into compliance with the federal requirement because they are at the mercy of the discretion of so many different appointing authorities. These appointing authorities get their grant of appointment power from the state, which gives them full discretion to appoint anyone, so long as they are a resident of the county. The PHA has no control over the appointing authority and can only hope the appointing authority believes that the federal government has validly pre-empted state law and voluntarily complies with the resident requirement.

At the time this was discussed with all appointing authorities, there was a consensus of at least three of the four appointing authorities that, since the Mayor of Dayton has two appointments, it would be the Mayor that appoints a resident. Since that time, the Mayor and the Probate Judge, representing one-half of the appointing authorities and who together appoint three of the five members, have been replaced by new individuals in recent elections.

Dayton Metropolitan Housing Authority (DMHA) still wishes to ultimately solve this situation either through one of the two Mayoral appointments, or an agreement to rotate the resident appointment. However, since the next appointment is from the newly elected Probate Judge, we are currently working to bring ourselves into compliance through this appointment. To that end, the Commissioner who was appointed by the former Probate Judge, and whose term expires May 31, 2003, has been in contact with the newly elected Judge, advised her of the federal requirement, and even offered to step down prior to May 31st. The Executive Director will also be meeting with Judge McCollum to seek a resident appointment. If these efforts are unsuccessful, we will seek to convene a meeting of all appointing authorities to reach an agreement on who will make such an appointment and on what date.

RESIDENT ADVISORY BOARD MEMBERS

1. Ms. Mary Walker
220 Park Manor Dr., Apt. 3x
Dayton, OH 45410
2. Ms. Shirley Martin
1265 Staley Ave.
Dayton, OH 45408
3. Ms. Barbara Riley
1182 Staley Ave.
Dayton, OH 45408
4. Ms. JoAnn Dunn
3340 Valerie Arms Dr., Apt. 412
Dayton, OH 45405
5. Ms. Paula Moore
10304 Teeluride Ln.
Miamisburg, OH 45342
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