

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

9/9/3

PHA Plan Agency Identification

PHAN ame: ClermontMetropolitanHousingAuthority

PHANumber:

PHAFiscalYearBeginning:

Public AccesstoInformation

Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedbycontacting:(selectallthatapply)

MainadministrativeofficeofthePHA

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectallthatapply)

MainadministrativeofficeofthePHA

PHAPlanSupporting Documentsareavailableforinspectionat:(selectallthatapply)

MainbusinessofficeofthePHA

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
[24CFRPart903.5]

A.Mission

- The mission of the Clermont Metropolitan Housing Authority is to assist low -income families, including those who are elderly or disabled, with safe, decent, and affordable housing opportunities as those families strive to achieve self -sufficiency and improve the quality of their lives. The Housing Authority is committed to providing professional services in a caring, efficient and ethical manner and in developing and maintaining working partnerships with its clients and other community agencies in order to accomplish its mission.

B.Goals

HUDStrategicGoal:Increase the availability of decent, safe, and affordable housing.

PHAGoal:Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers, as HUD funding & staff resources will allow.

Other (list below)

1. Assist our community with increasing the availability of affordable, suitable housing for families in the low -income range.

PHAGoal:Improve the quality of assisted housing

Objectives:

Improve voucher management: (SEMAP score).

Other

1. Maintain the Public Housing "High Performer" PHAS score.
2. Make Public housing and Section 8 housing the affordable housing of choice for the low income residents of Clermont County.

PHAGoal:Increase assisted housing choices

Objectives:

Conduct outreach effort to potential voucher landlords

HUDStrategicGoal:Improve community quality of life and economic vitality.

PHAGoal:Provide an improved living environment

HUDStrategicGoal:Promote self-sufficiency and asset development of families and individuals

PHAGoal:Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted housing:

Provide or attract support services to improve assistance recipients' employability:

Provide or attract support services to increase independence for the elderly or families with disabilities.

HUDStrategicGoal:Ensure Equal Opportunity in Housing for all Americans

PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

Objectives.

Other:(listbelow)

1. ContinuetoperatetheClermontMetropolitanHousinginfullcomplianceofEqualOpportunityandFairHousinglawsand regulations.

PHAGoal:Continuetomakemanagementimprovements:

Objectives:

Continuetopromoteamotivatingworkenvironmentwithacapableandefficientteamof employeestooperateasacustomerfriendlybusinessleaderinClermontCounty.

ContinuetoperatetheClermontMetropolitanHousinginamannerthatresultsinfull compliancewithapplicablestatutesandregulations.

Continuetoensurefullcompliancewithallapplicable“accounting”standardsand regulations.

ContinuetoperatetheClermontMetropolitanHousingsothatincomeexceedsexpenses, everyyear.

ContinuetodelivertimelyandhighqualitymaintenanceservicetothePublicHousingResidentsoftheClermontMetropolitanHousing.

Continuetohave“Zero”tolerancewithdrug,alcoholandcriminalactivitiesforapplicants andresidentsoftheClermontMetropolitanHousingAuthority.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

StreamlinedPlan:

HighPerformingPHA

Executive Summary of the Annual PHA Plan

The Clermont Metropolitan Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Clermont Metropolitan Housing Authority.

The mission of the Clermont Metropolitan Housing Authority is to assist low-income families, including those who are elderly or disabled, with safe, decent, and affordable housing opportunities as those families strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to providing professional services in a caring, efficient and ethical manner and in developing and maintaining working partnerships with clients and other community agencies in order to accomplish its mission.

We have also adopted the following goals and objectives for the next five years.

- Assist our community with increasing the availability of affordable, suitable housing for families in the low-income range.
- Maintain Voucher management: (SEMAP score)
- Maintain the Public Housing “High Performer” PHAS score.
- Make Public housing and Section 8 housing the affordable housing of choice for the low income residents of Clermont County.
- Increase assisted housing choices by conducting outreach efforts to potential voucher landlords.
- Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted housing.
- Provide or attract support services to improve assistance recipients’ employability.
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Continue to operate the Clermont Metropolitan Housing in full compliance of Equal Opportunity and Fair Housing laws and regulations.

- Continuetopromoteamotivatingworkenvironmentwithacapableandefficientteamofemployeestooperateasacustomerfriendly businessleaderinClermontCounty.
- ContinuetooperatetheClermontMetropolitanHousinginamannerthatresultsinfullcompliancewithapplicablestatutesandregulations.
- Continuetoensurefullcompliancewithallapplicable“accounting”standardsandregulations.
- ContinuetooperatetheClermontMetropolitanHousingsothatincomeexceedsexpenses,everyyear.
- ContinuetodelivertimelyandhighqualitymaintenanceservicetothePublicHousingResidentsoftheClermontMetropolitanHousing Authority.
- Continuetohave“Zero”tolerancewithdrug,alcoholandcriminalactivitiesforapplicantsandresidentsoftheClermontMetropolitan Housing.
- OurAnnualPlanisbasedontheprmise thatifweaccomplishourgoalsandobjectiveswewillbeworkingtowardstheachievementof ourmission.

Theplans,statements,budgetsummary,policies,etc.setforthintheAnnualPlanallleadtowardstheaccomplishmentofourgoalsandobjectives.Taken asawhole,theyoutlineacomprehensiveapproachtowardsourgoalsandobjectivesandare consistentwiththeConsolidatedPlan.

Insummary,weareoncourssetoimprovetheconditionofaffordablehousinginClermontCounty.

Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- Policy for Deconcentration Policy for Section 8
- FY2003 Capital Fund Program Annual Statement

Optional Attachments:

- FY2003 Capital Fund Program 5 Year Action Plan
- Other (List below, providing each attachment name)
 1. Board Resolution – Certificate of Compliance
 2. Certificate by Local Official of PHA Plan Consistency with the CHIS
 3. Certification by State of Ohio Official of PHA Plan Consistency with the CHIS
 4. Civil Rights Certification
 5. Disclosure of Lobbying Activities
 6. Certification for Drug Free Workplace
 7. Optional Table for 5 Year Action Plan for Capital Funds, Component #7
 8. Cooperation Agreement with Clermont County Department of Job and Family Services
 9. Administrative Agreement to FOHACC Conference
 10. Memorandum of Understanding ROC Initiative

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.

d

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification 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(s) to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (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 Quality Housing and Work Responsibility Act Initial Guidance; Notice 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	Annual Plan: Rent

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	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
N/A	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
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self - Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Community Service Policy	Public Housing Eligibility, Selection and Admissions Policy

1. Statement of Housing Needs

[24CFR Part 903.7 9(a)]

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

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

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,000	5	5	5	-	5	5
Income > 30% but <= 50% of AMI	1,000	4	5	4	-	5	5
Income > 50% but < 80% of AMI	30	1	1	1	1	1	1
Elderly	150	5	5	2	5	3	3
Families with Disabilities	287	-	5	5	5	-	4
Race/Ethnicity – white	3,403	5	5	5	-	5	5
Race/Ethnicity – African/American	47	5	5	5	-	-	2
Race/Ethnicity – Hispanic	14	5	5	5	-	-	2
Race/Ethnicity – Asian/American Indian	3	5	5	5	-	-	2

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

Consolidated Plan of the Jurisdiction/s

Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

1. Public Housing and Section 8 waitlists from the Clermont Metropolitan Housing Authority.
2. Clermont County 1990 Renter Costs Report from Claritas, Inc.
3. Household Trend Reports and Senior Life Reports for census tracts and Clermont County, generated by Claritas, Inc. for population and income data.
4. HUD low - moderate income percentages by census tract for Clermont County. This information is available only to define 80% of median income or less and is not broken down to define 30% or 50% of median income levels. Also used was HUD 50% of median income household growth for elderly only from 1980 - 1990.
5. Assisted and unassisted rental apartment data from the Clermont Metropolitan Housing Authority.
6. ALCA Associates market analysis and contacts with the housing market in Clermont County for the past six years.
7. Interviews with the Clermont County Mental Health Board in Batavia and Counseling Center in Amelia.
8. Graphical analysis of rents versus value for rental units in Clermont County produced by ALCA Associates.
9. Statistical analysis of rents and values for rental units in Clermont County produced by ALCA Associates.
10. HUD year 2000, 30%, 50% and 80% income limits for Clermont County.

B. Housing Need of Families on the Public Housing and Section 8 Tenant -Based Assistance Waiting Lists

State the housing need 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 Need of Families on the Public Housing 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	370		31
Extremely low income <= 30% AMI	310	83.8%	
Very low income (> 30% but <= 50% AMI)	54	14.6%	
Low income (> 50% but < 80% AMI)	6	1.6%	
Families with children	248	67.0%	
Elderly/Singles	122	33.0%	
Families with Disabilities	80	21.7%	
Race/ethnicity - white	353	95.5%	
Race/ethnicity - African American	12	3.2%	
Race/ethnicity - Hispanic	2	.5%	

Housing Need of Families on the Public Housing Waiting List

Race/ethnicity – Asian/American Indian	3	.8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	117	31.6%	
2BR	174	47.0%	
3BR	69	18.7%	
4BR	10	2.7%	
5BR			
5+BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed()? _____ year? No Yes

Does the PHA expect to open the list in the PHA Plan _____ year? No Yes

Does the PHA permit specific categories of families on to the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Section 8 Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If you select the sub-jurisdictional waiting list, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	600		101
Extremely low income <= 30% AMI	499	83.2%	
Very low income (> 30% but <= 50% AMI)	98	16.3%	
Low income (> 50% but < 80% AMI)	3	.5%	
Families with children	384	64.0%	
Elderly/Singles	216	36.0%	
Families with Disabilities	100	16.7%	
Race/ethnicity – white	560	93.4%	
Race/ethnicity – African American	30	5.0%	
Race/ethnicity – Hispanic	7	1.1%	
Race/ethnicity – Asian/American	3	.5%	

Indian			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <input type="text" value="4"/> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionandonthewaitinglist
UPCOMINGYEAR ,andtheAgency'sreasonsforchoosingthisstrategy.

INTHE

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithitscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberofpublichousingunitsoff-line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinancedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8replacementhousingresources
- Maintainorincreasesection8lease-upratesbyestablishingpaymentstandards thatwillenablefamielstrentthroughoutthe jurisdiction
- UndertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassistedbythePHA,regardless ofunitsizerequired
- Maintainorincreasesection8lease-upratesbymarketingtheprogramtoowners,particularly thoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease-upratesbyeffectivelyscreeningSection8applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlanddevelopmentprocess toensurecoordinationwithbroadercommunitystrategies

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8units shouldtheybecomeavailable
- Leverageaffordablehousingresources inthecommunitythroughthecreationofmixed-financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant-basedassistance.

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistance tofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIinpublichousing

- 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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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 –ROC program.

- Other:(listbelow)
AdministrativeAgreementoftheOhioHousingAuthoritiesConferencefor
PortabilityundertheSection8ExistingHousingPaymentsProgram.

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyo
rminorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minorityconcentrations
–ROCprogram.

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)Reasons forSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA’sselectionofthestrategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthecommunity
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandotherinformationavailabletothePHA
- InfluenceofthehousingmarketonPHAprograms
- Communityprioritiesregardinghousingassistance
- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups

Statement of Financial Resources

[24CFR Part 903.79(b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	522,347	
b) Public Housing Capital Fund 501.01	430,878	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant -Based Assistance	3,966,539	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self - Sufficiency Grants	26,038	S/8FSS Program
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
N/A		
3. Public Housing Dwelling Rental Income		

	416,636	PHoperations
4.Otherincome (listbelow)		
Washer/dryerrevenue	2,000	PHoperations
CommunityBldg.rental	9,600	PHoperations
Beautyshoprental	1,400	PHopera tions
5.Non -federalsources (listbelow)		
PublicHousingInvestmentIncome	10,260	PHoperations
S/8AdminFeeInvestmentIncome	6,160	S/8operations
Totalresources	5,391,858	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(select allthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
 Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
 Other:(describe)
Duringeligibilityin terview

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
 Rentalhistory
 Housekeeping

c. Yes No: DoesthePHArequestcriminalrecordsfromlocallawenforcementagenciesforscreeningpurposes?

d. Yes No: DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesforscreeningpurposes?

e. Yes No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreeningpurposes?(eitherdirectlyorthroughanNCIC -authorized source)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitstopublichousingwaiting list(selectallthatapply)

- Community-widelist
 Sub-jurisdictionallists
 Site-basedwaitinglists
 Other(describe)
Date&Time&BedroomSize

b. Wheremayinterestedpersonsapplyforadmission topublichousing?

- PHAmainadministrativeoffice

PHA development site management office

Other

Will mail application to home-bound elderly or disabled persons.

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?

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

If yes, how many lists?

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

If yes, how many lists?

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

(3) Assignment

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

One

Two

Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Other preference(s) (list below)
 - Single/Family who requires a handicap accessible unit
 - Single/Family over 62 for Bethel Woods
 - Single/Family, age 50 -61 for Bethel Woods

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- ... Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- ... Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)
 - Single/Family who requires an accessible unit
 - Single/Family over 62 for Bethel Woods
 - Single/Family, age 50 -61 for Bethel Woods

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

(6)Deconcentration and Income Mixing

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 the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

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

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

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

- Additionalaffirmativemarketing
- Actionstoimprovethe marketabilityofcertaindevelopments
- Adoptionoradjustmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencourage deconcentrationofpovertyandincome -mixing
- Other(listbelow)

f. Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHAmakespecialeffortstoattractorretainhigher -incomefamilies?
(selectallthatapply)

- Notapplicable:resultsofanalysisdidnot indicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

g. Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHAmakespecialeffortstoassureaccessforlower -incomefamilies?
(selectallthatapply)

- Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

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)
Any past evictions

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 - Other (list below)
- Will mail application to home-bound elderly or disabled persons.

(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:
 Health problems and if applicant requires 4 bedroom or larger unit

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

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

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

- X Date and Time
- Former Federal preferences
- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- High rent burden

- Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
- 3 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)

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

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

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

- This preference has previously been reviewed and approved by HUD

The PHA requires 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 program administered by the PHA contained? (select all that apply)

-purpose section 8

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

Letters to S/8 Families

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonot administerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

DescribethePHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary(that is,notrequiredbystatuteorregulation) incomedisregardsandexclusions,intheappropriatespacesbelow.

a.Useofdiscretionarypolicies:(selectone)

- ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebasedrentinpublichousing.Income -basedrentsaresetatthehigher of30%ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsand exclusions).(Ifselected,skiptosub -component(2). --or---
- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(Ifselected,continuetquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

2. Yes No: HasthePHAadoptedanydiscretionaryminimumrenthardshipexemptionpolicies?

3.Ifyesstoquestion2,listthesepoliciesbelow :

c. Rentssetatlessthan30%thanadjustedincome

1. Yes No: DoesthePHAplantocharge rentsatafixedamountor percentagelessthan30%ofadjusted income?

2.Ifyesstoabove,listtheamountsorpercentageschargedandthecircumstancesunderwhichthesewillbeusedbelow:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
Deductions: elderly \$400, Dependents \$480
- 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)
Child care expenses
Training Income Exclusions

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 Anytime the family experiences a new income source; or
 Has a decrease in income that is scheduled to last 30 days; or
 Has a change in family composition.

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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 – 110% for Deconcentration Census Tracts.
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)
- Comparison to Fair Market Rents

(2) Minimum Rent

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

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

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

5. Operations and Management [24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6: **High performing PHAs are not required to complete component 6**.Section8 -OnlyPHAs areexemptfromsub - component6A.

A. PublicHousing

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 additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -03 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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	104,004			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	33,872			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,176			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500			
10	1460 Dwelling Structures	177,643			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	344,195			
	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				

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

PHAName: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-wide	Maintenance Mechanic Wage		1406	1	19,261				
HA-wide	Maintenance Mechanic Benefits		1406	1	12,257				
HA-wide	Purchase Vehicle		1406	1	23,800				
HA-wide	Misc. sundry expenses associated with CF program		1406		1,500				
HA-wide	Partial Salary for CF Coordinator		1406		27,300				
HA-wide	Partial Salary for Executive Director		1406		12,200				
HA-wide	Capital Fund Inspector Benefits		1406	1	7,686				
HA-wide	Partial Wage for CF Inspector		1410		20,739				
HA-wide	PHAC Contribution to Employee Benefits		1410		13,133				
HA-wide	Architect		1430		25,176				
Ha-wide	Cost of Permits, Other		1430		1,000				
OH038-001BL	Paint unit interiors		1460	1	950				
This line not used									

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

PHAName: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501 -03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
This line not used									
OH038-001US2	Paint interiors		1460	1	950				
This line not used									
OH038-003BW	Replaced dumpster pad		1450	1	2,500				
OH038-003BW	Replace rear doors		1460	13	23,400				
OH038-003BW	Replace carpets		1460	17	22,525				
OH038-003BW	Replace attic fans		1460	5	6,750				
OH038-003 BW	Paint unit interiors		1460	2	1,900				
OH038-004SS	Replace roof, ridge vents, flashing		1460	25	71,790				
OH038-004SS	Paint unit interiors		1460	1	1,400				
OH038-005MW	Paint unit interiors		1460	1	950				
OH038-005MW	Install floor tile/ stair treads		1460	7	39,200				
OH038-005WW	Paint unit interiors		1460	1	950				
OH038-005MW	Install exterior light fixtures		1460	25	3,439				
OH038-005WW	Install exterior light fixtures		1460	25	3,439				

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcanbecompletedbyusingthe5YearActionPlan tableprovidedinthetablelibraryattheendofthePHA Plantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No: IsthePHAprovidinganoptional5 -YearActionPlanfortheCapitalFund?(ifno,skiptosub -component7B)

b.Ifyestoquestiona,select one:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmenttothePHAPlanatAttachment(statename

-or-

TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected,copytheCFPoptional5YearActionPlanfromtheTableLibrary andinsertthere)

B.HOPEVIandPublicHousingDevelopmentandReplacementActivities(Non -CapitalFund)

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

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

1. Development name:

2. Development (project) number:

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 HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

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: Scattered Site
1b. Development (project) number: 15 -004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/23/2003)</u>
5. Number of units affected: <u>28</u>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. As of this date, 1 unit is vacant. The Authority has requested 27 Housing Choice Vouchersto aide in the relocation and subsequent sales. These 28 units are located in 25 locations. b. The Authority anticipates the work to be completed during the next 12 month period, with any time beyond the one year period to be approved by HUD.

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)]

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; PHA's 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: Bethel Woods
1b. Development (project) number: OH010P038 -003
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: <u>(12/21/01)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: <u>58</u>
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

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

2. Activity Description

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

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 underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway

5. Describe how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

2. Activity Description

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

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

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 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA - established eligibility criteria

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

12. PHASelf -sufficiencyProgram

[24CFRPart903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/23/01, copy attached.

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA

	Participants (start of FY 2000 Estimate)	Participants (As of: 4/01/2003)
Public Housing		
Section 8	38	42

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(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 actions to improve safety of residents (select all that apply).

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

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

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)

- Policeregularlytestifyinandotherwisesupp ortevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionofabove -baselinelawenforcementservices
- Otheractiv ities(listbelow)

2. Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirementspriortoreceiptofPHDEP funds.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHAPI an?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename: __)

14. PET POLICY

[24CFR Part 903.79(n)]

PET POLICY

INTRODUCTION

This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protect and preserving the physical condition of the property, and the financial interest of the PHA.

The purpose of this policy is to establish the PHA's policy and procedures for ownership of pets in all developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own a pet or animal that are used to assist, support or provide service to them.

A. ANIMALS THAT ASSIST, SUPPORT OR PROVIDE SERVICE TO PERSONS WITH DISABILITIES.

Pet rules will not be applied to animals that assist, support, or provide service to persons with disabilities; however an assistance animal may not destroy the unit or pose any health or safety hazard to other residents. This exclusion applies to such an animal that resides in public housing and that visits these developments.

To be excluded from the pet policy, the resident must certify:

That there is a person with disabilities in or visiting the household.

That the animal actually assists, supports or provides service to the specified person with disabilities.

B. MANAGEMENT APPROVAL OF PETS

Families residing in a Public Housing unit are allowed to keep common domesticated household pets in their dwelling unit as stated in their lease and in accordance with the Code of Federal Regulations.

All pets must be approved in advance by the PHA. Only one fur-bearing domesticated pet (dog/cat) may be kept within the dwelling unit.

The resident must submit and enter into a Pet Agreement with the PHA, which will state the resident acknowledges complete and total responsibility for the care and maintenance of the pet.

Registration of Pets

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes certificates signed by a licensed veterinarian or State/local authority that the common household pet has timely received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. Also required is whatever license and tag (around the neck) is mandated by local law.

Registration must be renewed and will be coordinated with the annual recertification date. Proof of license and inoculation must be submitted at least 30 days prior to annual re-examination.

Dogs and cats must be spayed or neutered.

The Resident must provide a picture of the common household pet at time of registration.

Name, address and phone number of person to be responsible for pet in resident's absence must be provided.

No animal or pet may be kept in violation of humane or health laws.

The Housing Authority will notify the owner of the common household pet if registration of the pet is refused and will state the basis for the rejection, as size, disposition, etc.

Refusal To Register Pets

The PHA may not refuse to register a pet based on the determination that the resident is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the resident stating the reason for denial and shall be served in accordance with HUD notice requirements.

The PHA will refuse to register a pet if:

The pet is not a common household pet as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The resident fails to provide complete pet registration information, or fails to update the registration annually;

The PHA reasonably determines that the resident is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the resident's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

C. STANDARDS FOR PETS

PHA authorization for pet will be given on a year to year basis.

No vicious or intimidating pet is to be kept on the premises.

No poisonous animals of any kind.

Types of Pets Allowed

A resident may keep no types of pets other than the following. The following types and qualifications are consistent with applicable state and local law.

1. Dogs
Maximum adult weight: 25 pounds
Must be house broken
Must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.
Must have all required inoculations
Must be licensed as specified now or in the future by State law and local ordinance.
Dog breeds including (Pit Bull/Rottweiler/Chow/Boxer/Doberman/Dalmatian/German Shepherd) are considered vicious or intimidating and are not allowed.
2. Cats
Must be declawed
Must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.
Must have all required inoculations
Must be trained to use a litter box or other waste receptacle.
Must be licensed as specified now or in the future by State law and local ordinance.
3. Birds
Maximum number: two (2)
Must be enclosed in a cage at all times

4. Fish
 Maximum aquarium size: 30 gallons
 The aquarium must be maintained on an approved stand
5. Rodents (Rabbit, or guinea pig, or hamster, or gerbil)
 Maximum number (1)
 Must be in an acceptable cage at all times
 Must have any or all inoculations as specified now or in the future by State law or local ordinance
6. Reptiles
 Common household pets do not include reptiles (except turtles)
 Must be enclosed in an acceptable cage or container at all times.

D. PET TEMPORARILY ON THE PREMISES

Pets, which are not owned by a resident, will not be allowed.

Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals will constitute having a pet without permission of the Housing Authority.

This rule excludes visiting pet programs sponsored by a human society or other non-profit organization and approved by PHA.

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

The resident will be responsible for all reasonable expenses directly related to the presence of the pet on the premises, including the cost of repairs and replacement in the dwelling unit, and the cost of animal care facilities if needed. These charges are due and payable within 30 days of written notification.

The residents shall be required to pay a refundable deposit of \$250 (in full), prior to bringing the pet into the dwelling unit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

The PHA will refund the Pet Deposit to the resident, less any damages caused by the pet to the dwelling unit within a reasonable time after the resident moves out or upon removal of the pet from the unit.

The PHA will return the Pet Deposit to the former resident or to the person designated by the former resident in the event of the former tenant's incapacitation or death.

The PHA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the PHA would provide a meeting to discuss the charges.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit
- Fumigation of the dwelling unit
- Common areas of the project
- The expense of flea infestation

If a resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

Pet deposits and pet waste removal charges are not a part of rent payable by the resident.

The resident is urged to obtain and continue liability insurance on their dwelling unit when they are the owner of a cat or dog.

F. ALTERATIONSTO UNIT

Residents shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. PET AREA

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash (no longer than 6 feet in length) or carried and under the control of the resident or other responsible individual at all times.

Pets shall not be permitted to be tied to any fixed object outside the dwelling unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Residents must walk pets to the perimeter of authority property for the pet to relieve itself. The resident must immediately pick up any solid waste to be deposited in a proper container, as described within the pet policy. Residents must not walk their pets in any traveled areas, walkways, parking lots, etc.

H. NOISE

Residents must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

The Housing Authority will not, under any circumstances, require residents to have any pet's vocal chords removed.

I. CLEANLINESS REQUIREMENTS

Pets must be fed and watered inside the dwelling unit. Pet food may not be left outside the dwelling unit at anytime.

Any pet-related insect infestation in the resident's dwelling unit would be the financial responsibility of the resident and the Authority reserves the right to exterminate and charge the resident.

Pet beddings shall not be washed in any common laundry facilities.

Litter Box Requirements

All animal waste or the litter from litter boxes shall be picked up immediately by the resident and disposed in a heavy sealed plastic trash bag, and placed in a trash container.

Litters shall not be disposed of by being flushed through a toilet.

Litter boxes must be waterproof and stored inside a resident's dwelling unit.

Removal of Waste From Other Locations

The residents shall be responsible for the removal of waste from any pet by placing it in a sealed plastic bag and immediately disposing of it in an outside trash bin.

The residents shall take adequate precautions to eliminate any pet odors within or around the unit to maintain the unit in a sanitary condition at all times.

A separate pet waste removal charge, per occurrence, will be assessed against the resident in accordance with the Labor/Materials Schedule.

J. PET CARE

No pet (excluding fish) shall be left unattended in any dwelling unit for a period in excess of 24 hours.

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals.

Residents must agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

The resident will be required to designate two responsible parties for the care of the pet if the health or safety of the resident, or by other factors that render the resident unable to care for the pet.

pet is threatened by the death or incapacity of the

L. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

Should the Resident have a pet: _____

The Resident or another adult must be present for a scheduled inspection; or the Resident must have the pet secured in an area away from the place(s) of the scheduled repairs.

If Authority staff enter the unit for either a scheduled inspection or repairs and find the pet not secured, the scheduled inspection or repairs will not be completed at that time and the Resident will be charged a service call for a return visit to complete the scheduled inspection or repairs.

The Authority will not be responsible for any pet that escapes the unit.

M. PET RULE VIOLATION NOTICE

The authorization for a common household pet may be revoked at any time subject to the PHA's grievance procedure if the pet becomes destructive or an nuisance to others, or if the resident fails to comply with this policy.

Residents who violate these rules are subject to:

Mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health or safety, removal within 24 hours of notice.

Lease termination proceedings.

If a determination is made on objective facts supported by written statements, that a resident has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s), which were violated. The notice will also state:

That the resident has 2 calendar days from the effective date of service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate a resident's tenancy.

N. NOTICE OF PET REMOVAL

If the resident and the PHA are unable to resolve the violation at the meeting or the resident fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notices shall contain:

A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;

The requirement that the resident must remove the pet within 7 calendar days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The resident has failed to remove the pet or correct a pet rule violation within the time periods specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

P. PET REMOVAL

If the death or incapacity of the resident threatens the health or safety of the pet, or other factors occur that render the resident unable to care for the pet, the situation will be reported to the Responsible Party(s) designated by the resident. This includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the Responsible Party(s), the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Q. EMERGENCIES

The PHA will take all necessary steps to insure that pets, which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the resident.

This Pet Policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

Civilrightscertif icationsareincludedinthePHAPlanCertificationsofCompliancewiththePHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: IsthePHArequiredtohaveanauditconductedundersection5(h)(2)oftheU.S. HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
2. Yes No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. Yes No: Werethereanyfindingsastheresult ofthataudit?
4. Yes No: Iftherewereanyfindings,doanyremainunresolved? Ifyes,howmanyunresolvedfindingsremain?_____
5. Yes No: HaveresponsestoanyunresolvedfindingsbeensubmittedtoHUD? Ifnot,whenaretheydue(statebelow)?

17.PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.

High performing and small PHAs are not

required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

17. 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 (Filename)

Provided below:

Comment: Wilma Penny asked for an explanation of fair market rents.

Response: Julie Finney, Housing Manager Coordinator, gave a brief explanation of fair market rents and how they are used in calculating rent for public housing residents. g

Comment: Maxine Kirschner asked if the housing authority could install extra outside lighting in the rear section of Bethel Woods.

Response: Ben Jones, Maintenance Supervisor, stated this work item would be addressed as a future Capital Fund project.

Comment: Lawrence Volk asked if the freon in the air conditioning units at Bethel Woods needed to be replaced.

Response: Ben Jones, Maintenance Supervisor, replied that the freon did not get replaced in the air conditioning units and if a unit wasn't properly working, a work order should be placed so the unit could be repaired or replaced.

Comment: Carl Gentry mentioned a problem with the ditch line in front of the Bethel Woods complex holding rain water.

Response: Wilma Penny, Bethel Woods Resident Manager, said the Village of Bethel is currently working on the problem of opening the ditch line along Easter Road in front of Bethel Woods.

Comment: Nancy Biggs, commented the lawn service company was not cutting the grass close enough around the 800 block at Bethel Woods.

Response: Ben Jones, Maintenance Supervisor, said he would check the grass cutting in that area.

Comment: Goldie Holmes mentioned there was a sink hole in the area outside of her apartment.

Response: Ben Jones, Maintenance Supervisor, said a work order would be placed after the meeting. The work was completed 5/6/03.

Comment: GladysHallaskedwhatcouldbedonetocleanthefinishonthekitchencabinetsatBethelWoods.

Response: ThequestionwasalsoraisedtootherBethelWoodsresidentstoseeifanyonehadfoundacleaningmethodthattookcareoftheproblemofdirt/grease builduponthefinish.Severalresidentshadexperiencedthesameproblem.Thecabinetsare20yearsoldandinexcellentshape,butthey haveno knobsandthedirt/greasebuildupoccurswheretheresidentplacestheirhandwhentheyopenthecabinetdoors.BenJones,MaintenanceSupervisor, indicatedthecabinetfinishwasinstalledbythemanufacturer.Itwasrecommendedthatregularcleaningoftheseareasshould beperformed.

Comment: GloriaCarlepraisedthenewrearpatiodoorswhichhadbeeninstalledatBethelWoods.

Response: Responseappreciated.

Comment: GladysHallaskediftheemergencycallalarmsatBethelWoods couldbe equippedwithalouderbuzzer.

Response: BenJones,MaintenanceSupervisor,repliedthatthebuzzersweresufficientlyloudandtheemergencycallswere asafetyprocedurewhichalsoincluded anoutsidelight.

Comment: CarlGentrymentionedthathehad aproblemwithadownspoutatthesideofhisapartment.

Response: BenJones,MaintenanceSupervisor,saidaworkorderwouldbeplacedafterthemeeting.Theworkwascompleted5/6/03.

Comment: BerniceGeltermentionedthatherbaseboardheaterhadcausedadarkspotonthewallbehindtheheater.

Response: BenJones,MaintenanceSupervisor,saidaworkordertocorrectthedeficiencywouldbeplacedafterthemeeting.Theworkwascompleted5/6/03.

Comment: GladysHancocksaidshewashavingaproblemwithadownspoutnotdrainingproperly.

Response: BenJones,MaintenanceSupervisor,saidaworkorderwouldbeplacedafterthemeeting.Theworkwascompleted5/6/03.

Comment: BerniceGelteraskedwhatwasbeingbuiltattheendofEasterRoad andhowtheBethelWoodsresidentswouldbeaffected.

Response: BenJones,MaintenanceSupervisor,saidasubdivisionofabout75singlefamilyhomeswasbeingbuilt.BethelWoodsresidentswouldhavetowait untiltheprojectwasunderwaytoseeiftherewouldbeanyimpact.

3. InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

- ... Consideredcomments,butdeterminedthatnochangestothePHAPlanwerenecessary.
- ... ThePHAchangedportionsofthePHAPlaninresponsetocomments

X

ResidentAdvisoryBoardMembers

Banks	DorothyCrawford NancyBiggs	GladysHancock	HelenLadd	GoldieHolmes	Greathel
	MildredHiler	GladysHall	DarleneFultz		
	CarlGentry	GloriaCarle	BerniceGelter		
	LawrenceVolk	MaxineKirschner	MaryAltman		
	TedJohnson	LillianConn	WilmaPenny		

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

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

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: Housing Authority Board of Commissioners Member, Helen Ladda Bethel Woods Resident, was appointed by the Clermont County Commissioners on May 25, 2000 for a 5 year term.

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: (Clermont County, Ohio)

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (as described herein)

D. Public Comments

Comment: Ginger Braden, Monroe Woods Resident – When will (parking) lines and fire lanes (with signs) be painted in parking lot?

Response: The work is planned this spring/summer of 2003.

Comment: Ginger Braden, Monroe Woods Resident – Need more for older kids to do. Can we paint hopscotch and/or 4 square courts for kids.

Response: Comment taken under consideration.

Comment: Ginger Braden, Monroe Woods Resident – Install walking/bike path around complex to keep _____ bikes out of parking lots.

Response: Insufficient land around the complex as well as being cost prohibitive.

Comment: Ginger Braden, Monroe Woods Resident – Place trash cans at the basketball court and at the light post next to apartment 15 & Apartment _____ t25, where trash is heavy.

Response: Cans had previously been placed in this area, but vandalized. The Authority now has a Resident grounds person responsible for debris removal.

Comment: Ginger Braden, Monroe Woods Resident – 3 dead trees need to be removed: 2 pinetrees near the driveway and small pinetree next to apartment 25 backdoor.

Response: A contractor has been contacted to remove the trees.

Comment: Ginger Braden, Monroe Woods Resident - Need lots of dirt in field next to apartments 18 -19-20-21 as it is wet all year. They are collecting bugs and smells bad.

Response: The problem has been identified and the work will be performed as soon as possible.

Comment: Ginger Braden, Monroe Woods Resident - When are the patio doors going to be installed?

Response: Pending modernization funds, year 2 of the Agency Plan.

Comment: Ginger Braden, Monroe Woods Resident - When are the units going to have their floor tiles done?

Response: Pending modernization funds, 5 units a year will have floor tiles replaced.

Comment: Ginger Braden, Monroe Woods Resident - Need bigger speed bumps.

Response: Comment taken under consideration.

Comment: Ginger Braden, Monroe Woods Resident - What is the homeownership program? How does it work?

Response: The Authority is currently not involved in any homeownership program.

Comment: Ginger Braden, Monroe Woods Resident - What are the prevention measures talked about for the safety and crime.

Response: The Authority has installed additional lighting and encourages residents to contact their local police department to report any suspicious person or any possibility of any crime.

Initial Fund Program Five - Year Action Plan

I: Summary

Name: Clermont Metropolitan Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan			
		<input type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501.04 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 501.05 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 501.06 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 501.07 PHAFY: 2007
HA-wide	Annual Statement	160,225	162,317	164,343	164,343
OH038-001		11,919	49,156	29,206	151,890
OH038-003		49,374	153,160	120,283	0
OH038-004		102,956	33,278	55,686	9,658
OH038-005		102,350	30,790	27,681	19,500
OH038-007		13,712	11,835	43,337	95,145
ICFP Funds		440,536	440,536	440,536	440,536
Replacement Factors					

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

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

Development Number	Development Name	Number Vacant In (or indicate Units)	% Vacancies Development	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
OH038-001 PHA wide)						
		0	vacant 0%			
Year 2	Felicity			Replace stockade fence	\$800	2005
Year 3	Felicity			Replace sidewalks	\$960	2006
	Felicity			Repair windows/ all units	\$920	2006
	Felicity			Repair parking lot base	\$240	2006
	Felicity			Seal coat parking lot	\$290	2006
	Felicity			Replace 8 exterior lights	\$1,016	2006
	Felicity			Paint exterior trim	\$1,500	2006
	Felicity			Replace 8 a/c units	\$4,200	2006
Year 4	Felicity			Paint 2 unit interiors	\$1,900	2007
Year 5	Felicity			Paint 2 unit interiors	\$1,900	2008
	Felicity			Replace entrance doors/hardware At 8 locations	<u>\$3,840</u>	2008
				\$17,566		

Year 1 See Annual Statement
Total estimated cost over next 5 years

\$1,900
\$19,466

Development Number	Development Name	Development Vacant In Units (or indicate PHA wide)	Number of Vacancies	% Vacancies	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
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0 vacant 0%

Year 2

Birney Lane	Seal asphalt driveways at 17 locations	\$2,291	2005
Birney Lane	Replace 34 exterior light fixtures	\$4,318	2005
Birney Lane	Replace 17 bath exhausts	\$1,003	2005

Year 3

Birney Lane	Replace sidewalks in 11 locations	\$2,880	2006
Birney Lane	Replace windows in 14 locations	\$5,175	2006
Birney Lane	Replace electrical wall heaters in 17 locations	\$7,650	2006

Year 4

Birney Lane	Paint 5 unit interiors	\$4,750	2007
Birney Lane	Replace sidewalks at 17 locations	\$5,870	2007

Year 5

Birney Lane	Paint 3 unit interiors	\$2,850	2008
Birney Lane	Power wash 11 locations	<u>\$5,500</u>	2008

\$42,287

	U.S.52	Replace 18 bath exhaust fans	\$531	2005
	U.S.52	Repair windows in 2 locations	\$690	2005
Year 3				
	931 U.S.52	Replace concrete pad	\$1,440	2006
	U.S.52	Replace concrete sidewalks at 2 locations	\$360	2006
	933 U.S.52	Trim trees	\$300	2006
	U.S.52	Replace electrical wall heaters in 9 locations	\$4,050	2006
Year 4				
	U.S.52	Paint 3 unit interiors	\$2,850	2007
	U.S.52	Repair concrete driveway in 9 locations	\$12,636	2007
	U.S.52	Replace sidewalks in 5 locations	\$1,200	2007
Year 5				
	U.S.52	Paint 4 unit interiors	\$3,800	2008
	U.S.52	Power wash 8 locations	<u>\$4,000</u>	2008
		\$34,143		

Year 1

See Annual Statement

\$2,850

Total estimated cost over next 5 years

\$36,993

Development Number	Development Name	Number Vacant	% Vacancies	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
OH038-001	PHA wide)					

Year 3

Admin Bldg

Purchase 1 passenger vehicle

\$18,175

2006

Year 5

Admin Bldg.

Purchase 4 new trucks and 2 passenger cars

\$130,000
\$148,175

2008

Year 1

See Annual Statement

Total estimated cost over next 5 years

\$23,800

\$171,975

Development Number	Development Name	Number Vacant In	% Vacancies Development	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
OH038-003PH	wide)					

		0	vacant unit		0%	
Year 2						
	Bethel Woods			Replace sidewalks	\$1,920	2005
	Bethel Woods			Replace dumpster pad	\$2,500	2005
	Bethel Woods			Replace 13 rear doors	\$23,400	2005
	Bethel Woods			Seal coat driveways	\$2,528	2005
	Bethel Woods			Trim trees	\$5,000	2005
	Bethel Woods			Replace 13 light fixtures	\$1,651	2005
	Bethel Woods			Replace 4 security lights	\$1,500	2005
	Bethel Woods			Service 65 electric heaters	\$3,275	2005
	Bethel Woods			Paint 8 unit interiors	\$7,600	2005

Year 3

	Bethel Woods			Replace privacy fences	\$4,000	2006
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Bethel Woods		Replacesheathing,flashing, Ridgevents,shingleson 8apartmentbuildingsand communitybuilding	\$114,647	2006
Bethel Woods		Replacegutters,down - spouts,draintiles onall buildings	\$18,973	2006
Bethel Woods		Replaceconcretepatiosin4 locations	\$3,200	2006
Bethel Woods		Replace6polelights	\$9,750	2006
Bethel Woods	(504item)	Install11strobessmokedetectors	\$770	2006
Bethel Woods	(504item)	Replacethedrinkingfountain	\$500	2006
Bethel Woods	(504item)	Provide2grabbarsinrestroom	\$300	2006
Bethel Woods	(504item)	Replaceurinal	\$600	2006
Bethel Woods	(504item)	Replacevanity/faucets	\$400	2006
Bethel Woods	(504item)	Replacemirror	\$20	2006

Year 4				
	Bethel Woods	Replace4concretepatios	\$3,200	2007
	Bethel Woods	Paint17interiors	\$16,150	2007
	Bethel Woods	Repairparkinglotbase	\$43,463	2007
	Bethel Woods	Trimtrees	\$3,000	2007
	Bethel Woods	Replace65electricranges	\$22,295	2007
	Bethel Woods	Replace65refrigerators	<u>\$32,175</u>	2007
			\$322,817	

Year 1
See Annual Statement \$67,595
Totalestimatedcostovertnext5years \$390,412

Number	Development Name (or indicate Units)	Development Number of Vacant Units	% Vacancies Development	Description of Needed		Planned Start (HAFiscal Year)
				Physical Improvement or Management Improvements	Estimated Cost	
	OH038-004PHAwide)	2	vacant units	3.7%		

Year 2				
ScatteredSites		Sealcoat46driveways	\$6,756	2005
ScatteredSites		Replacevinylfloortilein 17units	\$83,000	2005
ScatteredSites		Paintexteriortrim	\$2,000	2005
ScatteredSites		Paint8unitinteriors	\$11,200	2005

Year 3				
ScatteredSites		Replaceconcretesidewalks in3locations	\$720	2006
ScatteredSites		Replaceexteriordoor 2locations	\$1,920	2006
ScatteredSites		Repairwindowsat35 locations	\$8,280	2006
ScatteredSites		Replace15storageshed	\$22,288	2006
ScatteredSites	(504item)	Installonestrobesmokealarm	\$70	2006

Year 4				
ScatteredSites		Replacegutters&down spoutson25locations	\$12,926	2007
ScatteredSites		Paint12unitinteriors	\$16,800	2007
ScatteredSites		Replaceconcreteside walksin8locations	\$1,776	2007
ScatteredSites		Replace1concretepatio	\$240	2007
ScatteredSites		Clean/sealmasonryin6 locations	\$4,077	2007
ScatteredSites		Replace23bathehaustfans	\$1,357	2007
ScatteredSites		Replace34electricbaseboard heaters	\$15,130	2007
ScatteredSites		Replace9electricwaterheaters	\$2,745	2007
ScatteredSites		Replace1gaswaterheater	\$335	2007
2635Runway		Fillholeinbackyard	\$300	2007

Year 5				
ScatteredSites		Replace54outsidelightfixtures	\$6,858	2008
ScatteredSites		Paint2unitinteriors	<u>\$2,800</u>	2008
			\$201,578	

Year 1

See Annual Statement

\$78,790

Total estimated cost over next 5 years

\$280,368

Number	Name	Development Vacant Units	Development In	Number % Vacancies	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (Fiscal Year)
OH038-005	PHA wide)		0	vacant unit	0%		

Year 2

Monroe Woods					Install floor tile/stair treads in 5 units	\$28,000	2005
Monroe Woods					Replace 25 patio doors	\$30,000	2005
Monroe Woods					Seal coat/restripe parking lot	\$4,000	2005
Monroe Woods					Replace 25 exterior light fixtures	\$3,175	2005

Year 3

Monroe Woods					Install floor tile/stair treads in 3 locations	\$16,800	2006
Monroe Woods	(504 item)				Replace drinking fountain	\$500	2006
Monroe Woods	(504 item)				Modify the grade at entrance	\$500	2006
Monroe Woods	(504 item)				Modify door opening	\$1,000	2006
Monroe Woods	(504 item)				Modify maneuvering space in bathroom	\$200	2006
Monroe Woods	(504 item)				Replace threshold at front door	\$100	2006
Monroe Woods	(504 item)				Replace door handle	\$100	2006
Monroe Woods	(504 item)				Replace front door closure	\$150	2006
Monroe Woods	(504 item)				Modify 2 existing doors	\$600	2006
Monroe Woods	(504 item)				Provide 6 grab bars in bathrooms	\$300	2006
Monroe Woods	(504 item)				Replace urinal	\$300	2006
Monroe Woods	(504 item)				Replace lavatory and faucets	\$150	2006
Monroe Woods	(504 item)				Relocate mirror	\$ 20	2006
Monroe Woods	(504 item)				Relocate paper dispenser	\$50	2006
Monroe Woods	(504 item)				Install 3 strobe smoke alarms	\$210	2006

Year 4					
	Monroe Woods		Paint 6 unit interiors	\$5,700	2007
	Monroe Woods		Replace front doors/hardware	\$8,375	2007
	Monroe Woods		Seal coat/stripe parking lot	\$3,750	2007
Year 5					
	Monroe Woods		Trim trees/shrubs	\$5,000	2008
	Monroe Woods		Paint 5 unit interiors	<u>\$4,750</u>	2008
				\$113,730	

Year 1		
See Annual Statement		<u>\$65,925</u>
Total estimated cost over next 5 years		<u>\$179,655</u>

Development Number	Development Name	Development Vacant Units	Development Number	% Vacancies	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
OH038-005	PHA wide		0				
		0 vacant units		0%			
Year 2							
	Williamsburg Woods				Replace 25 patio doors	\$30,000	2005
	Williamsburg Woods				Seal coat parking lot	\$4,000	2005
	Williamsburg Woods				Replace 25 exterior light fixtures	\$3,175	2005
Year 3							
	Williamsburg Woods				Paint 6 unit interiors	\$5,700	2006
	Williamsburg Woods	(504 item)			Replace drinking fountain	\$500	2006
	Williamsburg Woods	(504 item)			Modify the grade a tenance	\$500	2006
	Williamsburg Woods	(504 item)			Modify door opening	\$1,000	2006

Williamsburg Woods	(504item)	Modify maneuvering space in Bathroom	\$200	2006
Williamsburg Woods	(504item)	Replace threshold at front door	\$ 100	2006
Williamsburg Woods	(504item)	Replace door handle	\$100	2006
Williamsburg Woods	(504item)	Replace front door closure	\$150	2006
Williamsburg Woods	(504item)	Modify 2 existing doors	\$600	2006
Williamsburg Woods	(504item)	Provide 6 grab bars in bathrooms	\$300	2006
Williamsburg Woods	(504item)	Replace urinal	\$300	2006
Williamsburg Woods	(504item)	Replace lavatory and faucets	\$150	2006
Williamsburg Woods	(504item)	Relocate mirror	\$20	2006
Williamsburg Woods	(504item)	Relocate paper dispenser	\$50	2006
Williamsburg Woods	(504item)	Install 2 strobe smoke alarms	\$140	2006

Year 4

Williamsburg Woods		Paint 6 unit interiors	\$5,760	2007
Williamsburg Woods		Seal/stripe parking lot	\$4,096	2007

Year 5

Williamsburg Woods		Paint 5 unit interiors	\$4,750	2008
Williamsburg Woods		Trim trees/shrubs	<u>\$5,000</u>	2008
			\$ 66,591	

Year 1

See Annual Statement

Total estimated cost over next 5 years

\$ 37,925

\$104,516

Number	Development Name	Development Vacant Units	Development Number	% Vacancies	Description of Needed Physical Improvement or Management Improvements	Estimated Cost	Planned Start (HA Fiscal Year)
OH038-007	PHA wide)						
		Ovacant	unit	0%			
Year 2							
	Scattered Sites				Replace concrete in 7 locations	\$2,782	2005
	Scattered Sites				Replace window sashes in 12 units	\$3,620	2005
	Scattered Sites				Seal coat 19 driveways	\$1,972	2005
	Scattered Sites				Replace vinyl floor in 1 unit	\$4,635	2005
	6283 S.R. 132				Replace vanity top/bowl	\$703	2005
Year 3							
	645 Carefree				Replace chain link fence	\$1,180	2006
	Scattered Sites				Replace bath exhaust in 5 locations	\$295	2006
	6019 Ring				Replace water heater	\$305	2006
	348 Lytle				Replace vinyl tile floor	\$3,055	2006
	Scattered Sites				Paint 5 unit interiors	\$7,000	2006
Year 4							
	Scattered Sites				Replace 13 exterior doors	\$6,040	2007
	Scattered Sites				Replace kitchen cabinets in 1 unit	\$2,497	2007
	Scattered Sites				Paint 4 unit interiors	\$5,600	2007
	Scattered Sites				Replace exterior doors	\$960	2007
	Scattered Sites				Replace electrical wall		
	Scattered Sites				Heaters in 6 locations	\$8,010	2007
	Scattered Sites				Replace 6 water heaters	\$1,830	2007
	1529 Rolling Knoll				Fill holes in backyard	\$300	2007
	1505 Meadowbrook				Install vinyl siding	\$5,000	2007
	6283 S.R. 132				Replace center beam/level floor	\$4,500	2007
	444 Odin				Eliminate window in bathroom, install exhaust, tub surround, etc.	\$800	2007
	517 Odin				Install new concrete porch slab	\$1,100	2007
	5699 Tall Oaks				Install new sewer line	\$3,800	2007
	1497 Woodland				Install new kitchen cabinets	\$2,500	2007
	348 Lytle				Repair cleanout pipe	\$400	2007
Year 5							
	Scattered Sites				Replace roofs, ridge vents, flashing,		

Scattered Sites	gutters, downspouts in 29 locations	\$84,852	2008
Scattered Sites	Paint 2 unit interiors	\$2,800	2008
	Replace 59 outside light fixtures	<u>\$7,493</u>	2008
			\$164,029

Year 1

See Annual Statement

Total estimated cost over next 5 years

\$1,675

\$165,704

Development Number	Development Name (or indicate)	Account Number	Description of Physical or Management Improvement	Planned Estimated Cost	Start (HA Fiscal Year)
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Year 2

HA-Wide	1406	Full time salary for Maintenance Mechanic	\$19,839	2004
HA-Wide	1406	Partial Salary for CF Inspector	\$21,461	2004
HA-Wide	1406	PHA Contribution to Employee Benefit Plan	\$34,068	2004
Ha-Wide	1406	Public Housing Subsidy Shortfall	<u>\$15,232</u>	2004
		Total	\$90,600	
HA-Wide	1410	Misc. sundry expenses Associated with CF Program	\$1,500	2004

HA-Wide	1410	PartialSalaryforCF Coordinator`	\$27,500	2004
HA-Wide	1410	PartialSalaryfor ExecutiveDirector	<u>\$12,400</u>	2004
		Total	\$41,400	
HA-Wide	1430	Architectural& EngineeringFees	\$27,225	2004
HA-Wide	1430	OtherFees(permits,etc.)	<u>\$1,000</u>	2004
		Total	\$28,225	

Development Number	Development Name (or indicate PHA wide)	Account Number	Description of Needed Physical or Management Improvements	Planned Estimated Cost (HA Fiscal Year)	Start
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Year 3

HA-Wide	1406	Fulltime salary for Maintenance Mechanic	\$20,434	2005
HA-Wide	1406	Partial Salary for CF Inspector	\$22,146	2005
HA-Wide	1406	PHA Contribution to Employee Benefit Plan	\$35,090	2005
HA-Wide	1406	Vehicle	\$18,175	2005
Ha-Wide	1406	Public Housing Subsidy Shortfall	<u>\$12,030</u>	2005
		Total	\$107,875	
HA-Wide	1410	Misc. sundry expenses Associated with CF Program	\$1,500	2005
HA-Wide	1410	Partial Salary for CF Coordinator`	\$28,200	2005
HA-Wide	1410	Partial Salary for Executive Director	<u>\$12,600</u>	2005
		Total	\$42,300	
HA-Wide	1430	Architectural & Engineering Fees	\$29,317	2005
HA-Wide	1430	Other Fees (permits, etc.)	<u>\$1,000</u>	2005
		Total	\$30,317	

Development Number	Development Name (or indicate PHAwide)	Account Number	Description of Needed Physical or Management Improvements	Planned Estimated Cost	Start (HA Fiscal Year)
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Year 4

HA-Wide	1406	Fulltime salary for Maintenance Mechanic	\$21,047	2006
HA-Wide	1406	Partial Salary for CF Inspector	\$22,853	2006
HA-Wide	1406	PHA Contribution to Employee Benefit Plan	\$36,143	2006
Ha-Wide	1406	Public Housing Subsidy Shortfall	<u>\$8,557</u>	2006
		Total	\$88,600	
HA-Wide	1410	Misc. sundry expenses Associated with CF Program	\$1,500	2006
HA-Wide	1410	Partial Salary for CF Coordinator`	\$29,100	2006
HA-Wide	1410	Partial Salary for Executive Director	<u>\$12,800</u>	2006
		Total	\$43,400	
HA-Wide	1430	Architectural & Engineering Fees	\$31,343	2006
HA-Wide	1430	Other Fees (permits, etc.)	<u>\$1,000</u>	2006
		Total	\$32,343	

Development Number	Development Name (or indicate)	Account Number	Description of Needed Physical Improvement or Management Improvements	Planned Estimated Cost	Start (HA Fiscal) (Year)
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Year 5

HA-Wide	1406	Fulltime salary for Maintenance Mechanic	\$21,047	2007
HA-Wide	1406	Partial Salary for CF Inspector	\$22,853	2007
HA-Wide	1406	PHA Contribution to Employee Benefit Plan	\$37, 227	2007
Ha-Wide	1406	Vehicles	\$130,000	2007
HA-Wide	1406	Public Housing Subsidy Shortfall	<u>\$7,473</u>	2007
		Total	\$218,600	
HA-Wide	1410	Misc. sundry expenses Associated with CF Program	\$1,500	2007
HA-Wide	1410	Partial Salary for CF Coordinator`	\$29,100	2007
HA-Wide	1410	Partial Salary for Executive Director	<u>\$12,800</u>	2007
		Total	\$43,400	
HA-Wide	1430	Architectural & Engineering Fees	\$31,343	2007
HA-Wide	1430	Other Fees (permits, etc.)	<u>\$1,000</u>	2007
		Total	\$32,343	

Total Estimated Needs

TotalestimatedcostofManagementNeedsovernext5years	<u>\$981,379</u>
TotalestimatedcostofMajorWorkCategoriesovernext5years	<u>\$1,221,301</u>
TotalestimatedcostofMajorWorkCategoriesandManagementNeeds Overthenext5years	<u>\$2,202,680</u>

	<u>WorkItems</u>	<u>MgmtNeeds</u>	<u>Total</u>	
Year1	258,560	181,976	440,536	
Year2	280,311	160,225	440,536	
Year3	260,044	180,492	440,536	
Year4	276,193	164,343	440,536	
Year5	<u>146,193</u>	<u>294,343</u>	<u>440,536</u>	
Total	1,221,301	981,379	2,202,680	

CIVIL RIGHTS CERTIFICATION

The Clermont Metropolitan Housing Authority does hereby agree and certify that it will carry out this Agency Plan (both our 5-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

Executive Director

Date

Certification by State Official of PHA Plans Consistency with the Consolidated Plan

I, _____ the _____ certify that the Five
Year and Annual PHA Plan of the Clermont Metropolitan Housing Authority is
consistent with the Consolidated Plan of Clermont County, Ohio, prepared
pursuant to 24 CFR Part 91.

Signed/Dated by Appropriate State or Local Official

Certification by Local Official of PHA Plans Consistency with the Consolidated Plan

I, _____ the _____ certify that the Five
Year and Annual PHA Plan of the Clermont Metropolitan Housing Authority is
consistent with the Consolidated Plan of Clermont County, Ohio, prepared
pursuant to 24 CFR Part 91.

Signed/Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans
And Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for the PHA fiscal year beginning October 1, 2002, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local official that the Plan is consistent with the applicable Consolidated Plan, which includes the Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited comments.
5. The PHA will carry out the plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title 11 of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's MTCs in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists, provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low - or Very - Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the plan certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis - Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead - Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A - 87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize Capital Grant Funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business address of the PHA.

Clermont Metropolitan Housing Authority **OH038**
 PHA Name PHA Number

Signed/Dated by the PHA Board Chair or other authorized PHA official

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
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: 6/30/03 <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	0			
2	1406 Operations	43,775		43,775	43,775
3	1408 Management Improvements Soft Costs	19,864		19,864	15,171
	Management Improvements Hard Costs	0		0	0
4	1410 Administration	43,775		43,775	43,775
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	4,100		4,100	4,100
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	17,601		17,601	16,641
10	1460 Dwelling Structures	174,743		172,443	169,969
11	1465.1 Dwelling Equipment — Nonexpendable	22,940		22,940	22,940
12	1470 Non Dwelling Structures	0		0	0
13	1475 Non Dwelling Equipment	112,723		112,723	112,723
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1502 Contingency	0		0	0

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

PHA Name: Clermont Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:	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: 6/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	439,521	439,521	437,221	429,094
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security — Soft Costs	0			
	Amount of Line XX related to Security — Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development - Wide Activities Number Name/HA	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-wide	Administrative Expenses(50%)	1406	1	43,775		\$43,775		Complete
HA-wide	Maintenance Mechanic Salary	1408	1	19,110		15,171		80%
HA-wide	Sundry(50%)	1410		500		500		Complete
HA-wide	Employee Benefits(50%)	1410		15,500		15,500		Complete
HA-wide	Overtime(50%)	1410		1,000		1,000		Complete
HA-wide	Partial Wage CFP Coordinator (50%)	1410	1	12,600		12,600		Complete
HA-wide	Partial Wage CFP Inspector (50%)	1410	1	8,400		8,400		Complete
HA-wide	Partial Salary Executive Director (50%)	1410	1	5,250		5,250		Complete
HA-wide	Partial Wage Receptionist(50%)	1410	1	525		525		Complete
HA-wide	Architect	1430	1	23,000		4,100		Complete
HA-wide	Costs of Permits, Other	1430		1,000		0		N/a
OH038-001Fel	Trim Trees	1450	3	1,000		430		Complete
OH038-001Fel	Paint unit interiors	1460	2	1,900		1,300		Complete
OH038-001BL	Paint unit interiors	1460	4	3,800		3,750		Complete
OH038-001 US52	Replace concrete pad @ 929 US 52	1460	1	960		0		Contracted
OH038-001 US52	Replace entrance doors	1460	18	8,640		14,400		Complete
OH038-001 US52	Replace storm doors	1460	18	3,339		2,970		Complete

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

PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development - Wide Activities Number Name/HA HA-wide	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	Administrative Expenses (50%)		1406	1	43,775	\$43,775		Complete
OH038-001 US52	Paint unit interiors		1460	3	2,850	2,400		Complete
OH038-003 BW	Replace rear patio doors		1460	13	6,972	26,650		Complete
OH038-003 BW	Replace carpet		1460	16	16,675	19,465		Complete
OH038-003 BW	Paint unit interiors		1460	8	7,600	5,500		Complete
OH038-004SS	Replace electric ranges		1465	30	15,778	6,690		Complete
OH038-004SS	Replace gas ranges		1465	1	2,205	245		Complete
OH038-004SS	Replace range hoods		1465	33	4,399	1,494		Complete
OH038-004SS	Replace grease shields		1460	33	2,120	486		Complete
OH038-004SS	Replace refrigerators		1465	33	26,235	14,025		Complete
OH038-004SS	Paint unit interiors		1460	11	8,400	6,100		68%
OH038-004SS	Replace vinyl flooring @ 4700 Tealtown		1460	1	5,117	4,860		Complete
OH038-004SS	Remove patio door @ 4700 Tealtown		1460	1	1,000	1,490		Complete
OH038-004SS	Correct main beam @ 59 56 Newtonsville Road		1460	1	2,000	4,380		Complete
OH038-004SS	Replace hot water heater @ 371 S. Charity		1460	1	305	305		Complete
OH038-004SS	Repair & replace damaged siding		1460	3	772	920		Complete
OH038-004SS	Replace entrance door @ 650		1460	1	480	104		Complete

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development - Wide Activities Number Name/HA HA-wide	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Administrative Expenses (50%)		1406	1	43,775		\$43,775		Complete
	Charwood								
OH038-005 MW	Paint unit interiors		1460	4	5,700		2,830		Complete
OH038-005 MW	Install exterior GFIs		1460	25	625		520		Complete
OH038-005 WW	Replace vinyl floor tile/base		1460	5	100,405		18,700		Complete
OH038-005 WW	Replace vinyl risers/stair treads		1460	5	12,875		3,300		Complete
OH038-005 WW	Paint unit interiors		1460	4	5,700		1,750		53%
OH038-007SS	Replace section of gutter @ 4839 Dearborn Court		1460	1	75		150		Complete
OH038-007SS	Replace bath exhaust fan/cap		1460	3	177		136		Complete
OH038-007SS	Paint unit interiors		1460	8	11,200		6,400		Complete
OH038-007SS	Replace gas furnaces		1460	5	13,250		13,276		Complete
OH038-007SS	Replace vinyl floor tile		1460	8	30,965		28,313		Complete
OH038-005 WW	Installs security lights		1450	4	5,342		5,221		Complete
HA-Wide	Purchase new vehicles		1475	6	112,723		112,723		Complete
OH38-004/007	Remove/trim trees		1450	19	4,625		4,625		Complete
OH38-004/007	Power Wash select units		1450	29	6,365		6,365		Complete

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

PHAName: Clermont Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development - Wide Activities Number Name/HA HA-wide	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
	Administrative Expenses (50%)		1406	1	43,775	\$43,775	Complete

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: <input type="text" value=".1."/>)	
<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	88,000	86,175		
	Management Improvements Hard Costs				
4	1410 Administration	44,000	43,087		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,800	22,800		
8	1440 Site Acquisition				
9	1450 Site Improvement	14,100	15,130		
10	1460 Dwelling Structures	111,820	111,820		
11	1465.1 Dwelling Equipment — Nonexpendable	7,688	7,688		
12	1470 Non dwelling Structures	21,628	13,678		
13	1475 Non dwelling Equipment	130,500	130,500		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Clermont Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	440,536	430,878		
	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				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
HA-wide	Full time salary for Maintenance Mechanic		1408	1	18,700			
HA-wide	Partial Salary for CF Inspector		1408	1	20,200			
HA-wide	PHA Contribution to Employee Benefits Plan		1408		47,275			
HA-wide	Misc. sundry expenses associated with CF program		1410		2,200			
HA-wide	Possible overtime related to CF program		1410		3,087			
HA-wide	Partial salary for CF Coordinator		1410	1	26,400			
HA-wide	Partial salary for Executive Director		1410	1	11,400			
This line not used								
HA-wide	Architect		1430		21,800			
HA-wide	Costs of Permits, Other		1430		1,000			
OH038-001 Fel	Replace electric ranges, range hoods, grease shields		1465	8	3,728			

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

PHAN Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH038-001Fel	Replace refrigerators		1465	8	3,960			
OH038-001Fel	Paint unit interiors		1460	2	1,900			
OH038-001BL	Paint unit interiors		1460	4	3,800			
OH038-003BW	Replace rear patio doors		1460	13	23,400			
OH038-003BW	Replace carpet		1460	16	21,200			
OH038-003BW	Paint unit interiors		1460	16	15,200			
OH038-003BW	Replace garage door on maintenance building		1470	1	1,300			
OH038-004SS	Replace windows		1460	3	690			
OH038-004SS	Paint unit interiors		1460	13	18,200			
OH038-004SS	Trim/remove trees in various locations		1450	6	2,450			
OH038-004SS	Clean/power wash building exteriors		1460	7	2,100			
OH038-004SS	Replace bathroom floor		1460	1	950			
OH038-004SS	Remove old fence/install new		1450	1	525			
OH038-005MW	Paint unit interiors		1460	6	5,700			
OH038-005MW	Stripe park in lots/paint fire lanes		1450		3,265			

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

PHAN Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -02 Re placement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH038-005WW	Stripe parking lot/paint fire lanes		1450		2,515			
OH038-007SS	Replace exterior door		1460	1	480			
OH038-007SS	Paint unit interiors		1460	8	11,200			
OH038-007SS	Replace storage sheds		1470	6	9,686			
OH038-007SS	Trim/remove trees in various locations		1450	6	2,100			
OH038-007SS	Clean/power wash building exteriors		1460	6	1,350			
OH038-007SS	Replace black iron pipe after gas meter		1450	1	475			
OH038-007SS	Install siding on entire house		1460	1	4,000			
OH038-007SS	Install siding on partial house		1460	1	1,200			
OH038-007SS	Replace garage door		1460	1	450			
OH038-007SS	Install sewer line		1450	1	3,800			
OH038-007SS	Replace storage shed/remove carport		1470	1	2,692			
This line not used								
This line not used								
OH038-001 Administrative	Purchase vehicles		1475	6	130,500			

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

PHAName: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

