

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

PHA Plans

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

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

**PHA Plan
Agency Identification**

PHA Name: Columbus Metropolitan Housing Authority

PHA Number: OH001

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

Public Access to Information: www.cmhanet.com

**Columbus Metropolitan Housing
Authority
880 E. 11th Ave.
Columbus, OH 43230 Hours: 8:00 a.m.
to 4:30 p.m.**

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score) 95 goal
- Improve voucher management: (SEMAP score) 98 goal
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below) See CMHA Strategic Initiatives In Appendix A

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

See Appendix A – Columbus Metropolitan Housing Authority Strategic Initiatives Plan and Amendments

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Columbus Metropolitan Housing Authority (CMHA), as part of the Agency Plan for 2002, started a strategic planning initiative to prepare for the 2003 Agency Plan. This initiative involved out tenant council officers (a.k.a. Resident Advisory Board), private sector, public officials, social service organizations, area commissions and staff. Public comments and suggestions on CMHA and the community-housing environment were collected and taken to a strategic planning session with senior staff. New goals were established along with a revised Mission statement, which CMHA's Board of Commissioners endorsed. This new Strategic Plan with its five initiatives replaces the previous Strategic Plan. This Annual Agency Plan for 2004 continues to build off of that strategic initiative with additional amendments added. The Strategic Plan can be found in Appendix A.

Our priority strategic initiatives that are included in this 2004 Agency Plan involve the following:

- The New Villages at Second Ave. (old Taylor Terrace) will see final construction and beginning of occupancy during 2004
- Negotiations will continue with private developers to include public housing within their market rate units to further deconcentration and add public housing units
- We continue to assess the appropriate use of 960 E. Fifth, old central office and current maintenance facility, use and what partnerships there may be for joint development
- Capital improvements for 2004 will continue to address PHAS scoring for 2003
- Request for Proposals for Project based S8 vouchers will be released to be accepted by the CMHA Board of Commissioners if sufficient S8 funds become available to support community initiatives.
- CMHA and the YMCA will continue the partnership at Sunshine Terrace, a homeless supportive housing environment. In 2004 we will continue to work on stabilizing the 180 unit Sunshine Terrace and working with the community for success
- CMHA will continue to dispose of scattered sites and sale of units that are infeasible to rehab

- CMHA will continue planning for the rehabilitation, demolition and/or replacement of Jenkins Terrace, Worley Terrace, Sunshine Annex and Sunshine Terrace
- The S8 Homeownership program will continue to build off of its successful first couple years
- Site based Wait List will be expanded to include Chestnut Grove aka. Waggoner Road, New Villages and Jenkins Terrace.
- CMHA will work with CDCs on homeownership and other neighborhood revitalization activities desired by the communities
- CMHA will continue to explore ways of maintaining public housing while federal funding continues to drop significantly below actual cost

Our plans will remain flexible with the challenge to meet community initiatives as they develop.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (See Appendix C)
- FY 2000 Capital Fund Program Annual Statement (See Appendix D)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Appendix F– Community Service and Self Sufficiency
 - Appendix J – Site Based Wait List Analysis

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] Available on Web at www.cmhanet.com	
X	Section 8 Administrative Plan Available on Web at www.cmhanet.com	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR 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.

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

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

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

When we analyze the data in the Providing Affordable Rental Housing in Central Ohio report along with our June 2003 wait list we find the following:

- ✓ There is a 22,000 unit total deficit for extremely low-income households in the study area according to the Consolidated Plan.
- ✓ The surplus/deficit analysis shows one affordable rental housing unit for every two extremely low-income renters in the study area.
- ✓ The Section 8 Wait list as of June 2003 has 75% of its applicants at or below 30% of median income.
- ✓ The Public Housing Wait list as of June 2003 has 91% of its applicants at or below 30% of median income.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio-n
Income <= 30% of AMI	26,148	5	5	2	4	3	4
Income >30% but <=50% of AMI	26,131	4	5	2	4	2	3
Income >50% but <80% of AMI	46,072	2	1	1	4	2	2
Elderly**	752		3	2	4	1	2
Families with Disabilities	2,914	5	4	2	4	3	4
Race/Ethnicity 1	30,711	5	5	2	4	3	4
Race/Ethnicity 2	8,792	5	5	2	4	3	4
Race/Ethnicity 3	736	5	5	2	4	3	4
Race/Ethnicity 4	457	5	5	2	4	3	4

** = From this point on down data taken from CMHA's Wait Lists.

1 = Black, 2 = White, 3 = Hispanic, 4 = Other

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)
2000 Census Data was used for Income “Overall” numbers. The present 2000 – 2003 Consolidated Plan is in the process of being updated so the old plan numbers were not used due to their age and the availability of new 2000 Census Data

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing June 1, 2003		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,635		
Extremely low income <=30% AMI	4,210	91%	
Very low income (>30% but <=50% AMI)	436	9%	
Low income (>50% but <80% AMI)	29	< 1%	
Families with children	2,538	55%	

Housing Needs of Families on the Waiting List			
Elderly families	214	5%	
Families with Disabilities	650	14%	
Race/ethnicity	3,564 –Black	77%	
Race/ethnicity	945 –White	20%	
Race/ethnicity	71 – Hispanic	2%	
Race/ethnicity	55 - Other	< 1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,907	41%	
2 BR	1,522	33%	
3 BR	951	21%	
4 BR	200	4%	
5 BR	47	< 1%	
5+ BR	8	< 1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	10,860		
Extremely low income <=30% AMI	8,193	75%	
Very low income (>30% but <=50% AMI)	2,608	24%	
Low income (>50% but <80% AMI)	59	.5%	
Families with children	8,047	74%	
Elderly families	537	5%	
Families with Disabilities	2,260	21%	
Race/ethnicity	7,784 – Black	72	
Race/ethnicity	2,775 – White	25	
Race/ethnicity	181 – Hispanic	2	
Race/ethnicity	120 - Other	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,313	21	
2 BR	4,754	44	
3 BR	3,118	29	
4 BR	563	5	
5 BR	95	<1	
5+ BR	17	<5%	

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

If yes:

How long has it been closed (# of months)? 17 months as of 8-1-03

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers 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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) Not necessary since CMHA's Wait List already has those with disproportional need.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$ 8,341,779	
b) Public Housing Capital Fund	\$ 6,823,989	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$63,015,801	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Grant Funds	\$ 5,561,147	PH Capital Improve.
Hope VI	\$ 2,560,345	Replacement Housing
Public Housing Replacement Hsg	\$ 500,000	Replacement Housing
3. Public Housing Dwelling Rental Income		
	\$ 5,537,790	PH Operations
4. Other income (list below)		
Interest Income	\$ 77,000	PH Operations
Non-Dwelling Income	\$ 233,500	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
Withdrawal of excess Section 8	\$ 900,000	PH Operations
Reserves		
Total resources	\$93,551,351	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

Tentative Web based application being considered

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

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

Five:

The Meadows
New Villages
Chestnut Grove (Waggoner Rd)
Post Oak
Poindexter
CMHA may go to site based for all its developments should it prove efficient and effective.

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

If yes, how many lists?

Chestnut Grove
Poindexter Village

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

If yes, how many lists? Two

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

When a person has applied to a specific site, it is CMHA's policy that you are withdrawn off of the site specific wait list after the first refusal. If the applicant is on a CMHA wide wait list it takes two refusals before you are withdrawn. .

(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 transfers take precedence over new admissions? (list below)

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

504 transfers over new admissions

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Executive Director's Decision

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)
 - Disabled individuals with supportive services from community organizations.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - CMHA web site www.cmhanet.com
 - Telephone Inquiries

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
 - When family income increases by more than \$1,000 per year.

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments 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 developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) 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)

(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:

- 1.) Can't locate within 60/90 days.
- 2.) Medical reason.
- 3.) Any other reasonable request, (If we must close applications or reduce the number of vouchers under lease, only the minimum search time permissible under federal law will be allowed.)

(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

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Disabled persons with supportive services from community organizations
 - Executive Director's Decision

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)
Work with community organizations serving the special purpose populations

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of

adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent 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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) Above \$1,000 per year
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR---FY 02 50th FMRs
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (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	3518	815
Section 8 Vouchers	9679	872
Section 8 Certificates		
Section 8 Mod Rehab	80	
Special Purpose Section 8 Certificates/Vouchers (list individually)	245	20
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)

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

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

Rosewind, The Meadows, New Villages, Chestnut Grove
(Waggoner Rd. Housing)

2. Development (project) number: OH16URD

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

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

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Jenkins Terrace
Worley Terrace
Undesignated elderly project
Undesignated family project

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:
Jenkins Terrace – development activities for rebuild
Worley Terrace – Assessment/planning activities
Complete New Villages
Complete Chestnut Grove (Waggoner Rd)
CMHA will continue to explore other elderly and family development opportunities with potential partners in an effort to aid in deconcentration and expand low-income affordable housing.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (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:	Vacant land
1b. Development (project) number:	Parts of various sites
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(01/31/03)
5. Number of units affected:	N/A
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 12/31/03

Demolition/Disposition Activity Description	
1a. Development name:	Old Central Office Building and Maintenance Facility
1b. Development (project) number:	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(06/30/04)
5. Number of units affected:	N/A
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 03/30/04 b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: OH118 and OH121
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (09/01/03)
5. Number of units affected: 150 - 200
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/04 b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: High Rises (Worley Terrace, Sunshine Annex) 1b. Development (project) number: OH1-14 & OH1-15
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> To CMHA Subsidiary
3. Application status (select one) Beginning analysis of cost of rehab or new built. Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (12/30/04)
5. Number of units affected: Worley 226, Sunshine Annex 126
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/04 b. Projected end date of activity: Depends on analysis and Capital Funds.

Demolition/Disposition Activity Description
1a. Development name: Jenkins Terrace 1b. Development (project) number: OH1-12
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> CMHA Subsidiary
3. Application status (select one) Beginning analysis of cost of rehab or new built. 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>6/3/03</u>
5. Number of units affected: 194
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/03/03 b. Projected end date of activity: Lease up on new build will be 2007

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Jenkins Terrace	
1b. Development (project) number: OH1-12	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>9/30/03</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: 130 - 150	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (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?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

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

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI 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 Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (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 Brittany Hills	
1b. Development (project) number: OH1-25	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (February 1999)	

5. Number of units affected: Community Building
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites
1b. Development (project) number: OH1-118 & OH1-121
2. Federal Program authority:
<input type="checkbox"/> HOPE I
<input checked="" type="checkbox"/> 5(h)
<input type="checkbox"/> Turnkey III
<input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/> Submitted, pending approval
<input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (March 2004)
6. Number of units affected: 165
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

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

Additional safeguards have also been established:

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

The maximum term of Section 8 home ownership assistance may be for 15 years if the mortgage is for a term of longer than 240 months. Monthly subsidy payments will be made directly to clients who will in turn make payments to their lending institutions. Families must continue to meet all Section 8 requirements in order to remain eligible in addition to

documenting that they are current on mortgage, insurance, and utility payments at their annual recertification.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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? 07/31/01

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas 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 used 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 anticrime/anti drug programs
- Other (describe below)

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans 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)

Same as #13 A-3 Above

C. Coordination between PHA and the police

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

CMHA PET OWNERSHIP LEASE ADDENDUM

CMHA Pet Policy

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

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

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

There will be a monthly fee of \$25 per dog or per cat payable to the Housing Authority. This fee is not a limit on the tenant's liability for property damage, cleaning, deodorization, defleaing, replacements and or personal injuries. Any/all members (of legal age) of the household are liable if they are listed on the lease.

The tenant must advise the Manager in writing of their desire to own a pet. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they be CMHA rules and regulations or applicable laws or ordinances.

The pet must not exceed 35 pounds at maturity. CMHA automatically excludes Pit Bull Terriers or any animals used for fighting purposes or any animals deemed vicious, dangerous or a nuisance by law or ordinance (Columbus City Health Code, Chapter 243, Vicious, Dangerous and Nuisance Animals and ORC Section 955.11).

The tenant must provide proof of licensing each year, which is payable to Franklin County by January 20th of each year. Failure to provide this information to CMHA management is considered a lease violation and could result in eviction.

A statement is required from a veterinarian that the animal has been spayed or

neutered prior to occupancy in the unit, and proof that all required vaccinations have been administered as required by law is required to be given to the manager prior to the animal's

occupancy of the unit. Owners must maintain current inoculations of pets as defined by the Columbus Health Department and such records are to be made available upon request of management.

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

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

Excessive barking, whining or howling by animals is considered to be a violation of other tenants' peaceful enjoyment and will be considered a lease violation if not immediately corrected. Residents agree to immediately and permanently remove the pet from the premises if CMHA receives complaints from neighbors or other tenants or if the pet has disturbed the rights, comforts or conveniences of neighbors or other residents.

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

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

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

Pets are not permitted in common areas or any posted areas shared simultaneously by other tenants .

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

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

Tenant must inform management who will be responsible for the care of their pet in the event they become ill for an extended period of time or in the event of their death or any emergency situation.

Each adult tenant who is signed on the lease shall also sign the Pet Ownership Lease Addendum. Tenants shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.

Each tenant shall pay for cleaning, defleaing, and deodorizing their unit as directed by the manager and/or prior to move out, and this service will be secured by Management and paid by tenant prior to any refund of housing deposit.

If any rule or provision of this Pet Addendum is violated by tenants or tenants' guests or occupants, residents shall immediately and permanently remove the pet from the premises upon written notice from management or their representative; and, management shall have all other rights and remedies set forth in the standard lease agreement including damages, eviction and/or attorney's fees.

CMHA Management shall have the right from time to time to make reasonable changes and/or additions to these rules and will notify tenants in writing of any said changes.

Signed:

CMHA Management _____

Pet Description:

Male/Female

Name

Dog/Cat/Other _____

Description _____ (no other pet may be substituted)

Veterinarian Statement of Spayed/Neutered _____

License No. _____

Shot Record Compliance _____

Fee Paid _____

Emergency Notification: _____

In the event of my death or extended illness, _____
has agreed to care for my pet. They may be reached at _____

No Pet Clause:

By signing this clause I certify that I do not keep a pet of any kind. I understand that if I acquire a pet while the current lease is in force the conditions of this document, including a non-refundable fee, will go into effect.

Management _____ Tenant _____

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (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?
(Will be provided after comment period and meeting with RAB)
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment: Appendix G
 Provided below:
Will be included after comment period and meeting with RAB.
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

Franklin County, Ohio
City of Columbus, Ohio

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

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

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

D. Other Information Required by HUD

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

Significant Amendments/Modification Definition

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

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

Attachments

APPENDIX A

NEW STRATEGIC PLAN

Columbus Metropolitan
Housing Authority

Strategic Plan

February 2002

Mission

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

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

Priority Strategic Initiatives:

1. Housing Programs

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

2. Funding

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

3. Operational Efficiencies

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

4. Customer Service

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

5. Internal Staffing Issues

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

Initiative 1: Housing Programs

Current State:

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

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

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

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

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

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

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

Two Year Goal:

1. Family Units:

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

2. Elderly Units:

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

3. Section 8:

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

4. Applicant Pool

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

5. Develop new wait list procedure to reduce dropouts.

Stakeholders

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

Objectives:

What	By When	By Whom
Complete construction and occupy New Villages	12/03	Steve Havens
Achieve 98% occupancy in family communities	12/02	Claude Nesbit
100% of existing renovation projects completed on budget and on time	12/03	Nasrat Soliman
Achieve 95% occupancy in elderly communities	12/02	Claude Nesbit
Complete construction and occupy 60 elderly units with National Church Residences	12/03	Steve Havens
100% of existing renovation complete in Senior Communities	12/03	Nasrat Soliman
Develop a strategy with Central Ohio Office on Aging to determine elderly housing needs	6/02	Senior Staff
Develop a plan for rehab/replacement of Jenkins Terrace, Sunshine Terrace and Annex, Worley Terrace	12/02	Senior Staff/John Hahn
Raise fair market rents to the 50 percentile and adjust exception rents	3/02	Tom Dobies
Achieve 98% utilization rate in S8	12/02	Tom Dobies
Add incremental project based S8 based on community need and funding	12/03	Dennis Guest/Tom Dobies
Maintain the Shelter Plus Care at current level (Disabled/Homeless programs)	On-going	Tom Dobies
Develop a separate marketing plan for both S8 and Public Housing	6/03	Khari Enaharo
Develop market plan with partner to address stigma issues	9/03	Khari Enaharo

Who’s Our Customer?

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

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

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

Initiative 2: Organizational Efficiencies

Current State:

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

Two-Year Goal:

- All major processes are documented along with associated performance measures that are tied to CMHA goals.
- Insure that all CMHA staff understands the key CMHA processes and how they related to CMHA goals.
- Identify and implement opportunities staff has for process improvement.

- Document the roles, functions, and expectations of our partners and insure staff understand their responsibilities in these relationships

Shareholders and Partners:

- Board of Directors
- Division Directors and delegates
- Executive Director and Executive Deputy Director
- Crafts Manager, Logistics Manager, Asst. Logistics Mgr.
- Line Staff
- Union Representative
- Management Companies
 - RLJ Assoc.
 - YMCA
 - Sugar Grove
 - Taylor Terrace
- AHSC
- NCR
- CHN
- HUD
- REAC
- Residents/Vendors (Section 8 & Conventional)
- Resident Councils
- Smoot

Objective 1: Document all major processes

Now: Unknown quantity of processes

Goal: 100% of key processes

What	By When	By Whom
<i>Identify key processes by department</i>		
<i>Flowchart processes in a standard format</i>		
<i>Document measures of performance</i>	9/02	Bruce Bennett

Objective 2: Insure that staff understands key CMHA processes and goals

Now: Approximately 50% of processes have performance standards

Goal: 95% of processes will have performance standards

What	By When	By Whom
<i>Define performance standards for key CMHA activities</i>		
Document standards and associate with defined processes	6/02	Ron Lebsock

Objective 3: Work with staff to identify opportunities for improvement

Now: Unknown

Goal: Review each key process with staff, comments documented and incorporated

What	By When	By Whom
<i>Meet with staff about goals and processes for input</i>		
<i>Meet with stakeholders external to department for input</i>		
<i>Document observations and recommendations</i>		
<i>Analyze cost/benefit of options</i>		

<i>Implement options in test environment and evaluate</i>		
<i>Document new processes</i>		
<i>Develop implementation plan</i>	9/02	Senior Staff

Objective 4: Insure that staff understands processes and performance standards

Now: Standards vary and are not written

Goal: Established standards communicated to all staff

What	By When	By Whom
<i>Train staff with new processes and performance standards</i>		
<i>Start implementation plan</i>		
<i>Review quarterly against standards of performance</i>	12/02	Senior Staff

Objective 5: Document roles and expectations with outside partners

Now: Framework established

Goal: Finalize, document structure and develop contract template with specific tasks identified.

What	By When	By Whom
<i>Identify management companies/agreements</i>		
<i>Collect management agreements already in place</i>		
<i>Edit, review and add components for clarity</i>		
<i>Get approval</i>		
<i>Establish quality control measures to ensure objectives are met</i>		
<i>Reinforce process through regular meetings and sharing quarterly</i>	11/03	Nasrat Soliman

Initiative 3: Housing Authority Funding

Current State:

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

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

Two-Year Goal:

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

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

Shareholders/Partners:

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

Objective 1: Conventional Housing Program
 Now: Losing \$1.2 million/yr.
 2 year goal: Freeze \$1.2 million loss

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

Objective 2: Section 8 Programs
 Now: Netting \$450,000
 2 year goal: Netting \$1.2 million

What	By When	By Whom
Evaluate Section 8 Existing <ul style="list-style-type: none"> • \$300,000 FY 2002 • \$750,000 FY 2003 	Evaluate Quarterly	D. Guest, John Hahn, Tom Dobies
Evaluate AHSC <ul style="list-style-type: none"> • \$50,000 FY 2002 • \$50,000 FY 2003 	Evaluate Quarterly	Suzanne Cochran, S. Havens
Evaluate Project-based Section 8 <ul style="list-style-type: none"> • \$400,000 FY 2002 • \$400,000 FY 2003 	Evaluate Quarterly	Steve Havens, Cheryl Thomas

Objective 3: Alternative Housing
 Now: Making \$50,000
 2 year goal: Making \$100,000

What	By When	By Whom
Alternative Housing: Sugargrove	Evaluate Quarterly	Claude Nesbit, Steve Havens
Alternative Housing: New Villages	Evaluate Quarterly	Claude Nesbit, Steve Havens

Objective 4: New Grants
 Now: Netting \$150,000
 2 year goal: Social Service Staff fully funded by grants.

What	By When	By Whom
New Social Service Grants	Evaluate Quarterly	John Hahn, Claude Nesbit, Tom Dobies

Objective 5: Other Housing Revenue Sources
 Now: No Profits

2 year goal: ?

What	By When	By Whom
Identify other housing revenue sources and market expertise	Evaluate Quarterly	Senior Staff

Objective 6: Contract excess vacant units to other non-profits
 Now: 0 profits
 2 year goal: To be identified

What	By When	By Whom
Contract Excess Vacant Units to Other Non-Profits	Evaluate Quarterly	Claude Nesbit, John Hahn, D. Guest

Objective 7: Section 8 opt-out prevention program
 Now: Not tracked
 2 yr goal: A system for tracking

What	By When	By Whom
Section 8 Opt-Out Prevention Program	Evaluate Quarterly	Suzanne Cochran, Steve Havens, Tracy Graves, Dennis Guest

Initiative 4: Customer Service

Current State:

Currently, the agency is serving 26-30,000 people in our programs, 2,300 landlords, and numerous external agencies. Approximately 35,000+ people will have visited our main office in 2001. There are 34 direct service clerks to address issues and concerns as they arise. Additionally, 26 sites totaling 3800 units are managed by 130 direct maintenance and management personnel. All clients are given inclusive and overwhelming information in writing about procedures and responsibilities of tenants, landlords, as well as CMHA's.

Customer service is currently not tracked, except anecdotally as complaints are called in. There is no formal system to route, categorize, track, and resolve complaints. There is a perceived lack of timelines and no agreed upon standards of service on workload, as well as complaint resolution.

Two-Year Plan:

By 2004, we will have a formal customer complaint tracking system in place in which we will be able to accurately measure the nature and legitimacy of complaints. We will develop new standards for the delivery of services and information which will reduce the number of complaints and assess the quality of our services. We will establish baselines to monitor and assess the effectiveness of our complaint resolution system and the quality control programs put in place.

Shareholders/Partners:

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

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

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

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

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

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

What	By When	By Whom
Create and implement client survey to establish baseline. Will not be mass-mailed. Will be distributed at re-certification, application, interview, briefing class/orientation, and left in each unit when a maintenance call is made	First 90 Days is baseline by 6/02, then ongoing	Tom and Claude (Comments compiled by managers for review)
Establish a client suggestion box in main office and each site office	9/02	Tom Dobies, Claude Nesbit, (Managers to compile)
Create and implement landlord survey to establish baseline. Will not be mass-mailed. Will be distributed at lease-signing for feedback	First 90 days is baseline by 6/02, then ongoing	Tom Dobies (comments compiled by supv for review)
Develop and implement special on-site customer service training to teach direct service personnel how to effectively react in difficult situations. Agency wide.	12/02	John Hahn

Initiative 5: CMHA Staffing Issues

CurrenState:

CMHA employs approximately 300 employees with an average tenure of 8 years. Most staff are experts in their profession. However, there is a sense of a serious lack of training by external and internal experts, specifically in maintenance. Recognition and promotions are considered to be unfair, while evaluations are virtually non-existent at the line level.

Two-Year Goal:

CMHA recognizes that our employees are our strength and will recognize those strengths. Over the next two years we will commit to developing staff at all levels through training by internal experienced staff and outside trainers. Performance reviews for all staff will be performed annually and expectations will be known by all.

Shareholders:

- All management staff
- Labor union and members
- External agencies
- Board of Commissioners
- Mayor

- Public at large

Objective 1: Develop a written training plan

Now: Management Advancement Program (MAPS) provided to managers only

Goal: Training plan and curriculum for all staff

What	By When	By Whom
Written plan approved and funded	12/02	Karen Perkins

Objective 2: Implement Performance Review

Now: Partial reviews only in management

Goal: Evaluations performed on all staff

What	By When	By Whom
Evaluations on everyone Use current evaluation forms Revised System	3/02 Mgmt. 1/03 All Staff	Sheila Bledsoe-Ray

Objective 3: Recognize staff strengths

Now: Employee of the quarter

Goal: Formalized recognition program

What	By When	By Whom
Monthly meetings with D. Guest and Staff, newsletter recognition, dept. stats posted, survey from the public, quarterly recognition, staff survey (what makes them feel recognized?)	6/02 (Presentation for budget) 1/03 Implement	Buddy Taylor, Other staff

Objective 4: Expectations

Now: Implied Standards

Goal: To develop standard expectations for customer service

What	By When	By Whom
Meet with customer service and operations group to discuss	3/03	John Hahn

APPENDIX B

OLD PLAN EVALUATION

2003 Mid Year Annual Plan Evaluation

CMHA continues to meet its strategic goals established in 2002 or adjust the goals as they become outdated or of less importance due to current community and economic circumstances. Below is a listing of the status of the various projects/goals as established by our Board with community input.

New Villages is currently under construction and lease up is expected to begin by April 2004.

Through the July 2003 family communities were averaging 97.84 % lease up with elderly at 93.89%. While not meeting the goal improvement has been constant

Jenkins Terrace has under gone a feasibility study and a demolition approval by HUD with an anticipated lease up after new build in 2007.

Worley Terrace is in the beginning stages of an evaluation to gather data for a rehab or replacement recommendation to the CMHA Board.

S8 has over a 100% lease ups

Shelter + Care has been able to maintain the units under contract

Internally, CMHA identified the key processes and put them into a flow chart.

New processes and flow charts are being developed to support the RFP for an updated software system.

Efficiency suggestions have been suggested and some already are in place with others to follow

Client surveys have been completed and will be done again to bench mark progress

By the end of 2003 a training plan should be completed.

Through project based vouchers CMHA has supported the Rebuilding Lives community effort to end homelessness.

De-concentrated public housing is being achieved through buy in with other housing developers like National Church Residences at Chestnut Grove and Westerville.

APPENDIX C

POLICY FOR DECONCENTRATION

Columbus Metropolitan Housing Authority Deconcentration Data

**2004 Agency Plan
June 2002**

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

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

Our A&O policy has preferences for working families to attempt to draw higher income families into these developments.

APPENDIX D

FY 2004 CAPITAL FUND ANNUAL STATEMENT

ANNUAL STATEMENT/ PERFORMANCE AND EVALUATION REPORT		U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
PART I: SUMMARY		OFFICE OF PUBLIC AND INDIAN HOUSING	
COMPREHENSIVE GRANT PROGRAM (CGP)		OMB Approval No. 2577-0157 (Exp. 03/31/ 2002)	
2004			
PHA Name:		Grant Type and Number	
COLUMBUS METROPOLITAN HOUSING AUTHORITY, COLUMBUS, OHIO		Capital Fund Program Grant No.:	
		Replacement Housing Factor Grant No.:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement / Revision Number (Revision No:-----)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
SUMMARY OF DEVELOPMENT ACCOUNT	Total Estimated Cost		Total Actual Cost (2)
	Original	Revised (1)	Obligated
			Expended
TOTAL NON-CGP FUNDS	\$0		
1406 OPERATIONS (May not exceed 10% of line 20)	\$682,000		
1408 MANAGEMENT IMPROVEMENTS	\$781,550		
1410 ADMINISTRATION	\$46,000		
1411 AUDIT	\$6,320		
1415 LIQUIDATED DAMAGES	\$0		
1430 FEES AND COSTS	\$293,647		
1440 SITE ACQUISITION	\$0		
1450 SITE IMPROVEMENTS	\$1,279,953		
1460 DWELLING STRUCTURE	\$3,734,519		
1465.1 DWELLING EQUIPMENT-NON-EXPENDABLE	\$0		
1470 NON-DWELLING STRUCTURES	\$0		
1475 NON DWELLING EQUIPMENT	\$0		
1485 DEMOLITION	\$0		
1490 REPLACEMENT RESERVE	\$0		
1492 MOVING TO WORK DEMONSTRATION	\$0		
1495.1 RELOCATION COSTS	\$0		
1498 MOD USED FOR DEVELOPMENT	\$0		
1502 CONTINGENCY (May not exceed 8% of line 20)	\$0		
AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$6,823,989		
AMOUNT OF LINE 20 RELATED TO LBP ACTIVITIES	\$250,000		
AMOUNT OF LINE 20 RELATED TO SECTION 504 COMPLIANCE	\$150,000		
AMOUNT OF LINE 20 RELATED TO SECURITY	\$200,000		
AMOUNT OF LINE 20 RELATED TO ENER. CONSERV. MEASURE	\$200,000		
Signature of Executive Director:	Date:	Signature of Public Housing Director	Date
Dennis S. Guest			
be completed for the Performance & Evaluation Report or a Revised Annual Statement			Form HUD 52837 (9/98)
be completed for the Performance and Evaluation Report.		Page 1 of 1	Ref. Handbook 7485.3

ANNUAL STATEMENT/
PERFORMANCE AND EVALUATION REPORT

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

ANNUAL STATEMENT/
PERFORMANCE AND EVALUATION REPORT

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

ANNUAL STATEMENT/
PERFORMANCE AND EVALUATION REPORT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

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HUD - 52837 (9/98) Ref. Handbook 7485.3

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD - 52837 (9/98) Ref. Handbook 7485.3

2- To be completed for the performance & Evaluation Report.

ANNUAL STATEMENT/
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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-0200 NEW OFFICE BUILDING	* Management Improvements	1408		\$0				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410			0			
	* Others: A/E fees & costs	1430			0			
	* Site Improvements	1450			0			
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460			0			
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
Handicap compliance								
Upgrade Security System								
* Dwelling Equipment	1465.1							
TOTAL PROJECT				\$0				
OH16-0201 NEW MAINTENANCE BUILDING	* Management Improvements	1408		\$0				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410			\$0			
	* Others: A/E fees & costs	1430			\$120,000			
	* Site Improvements	1450			\$400,000			
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460			\$1,380,000			
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
Handicap compliance								
Upgrade Security System								
* Dwelling Equipment	1465.1							
TOTAL PROJECT				\$1,900,000				
Subtotal of estimated cost				\$1,900,000				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-18/21 SCATTER SITES	* Management Improvements	1408		\$33,532				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$29,696				
	* Others: A/E fees & costs	1430		\$11,065				
	* Site Improvements	1450		\$53,348				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$250,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
TOTAL PROJECT				\$377,641				
OH16-034 INDIAN MEADOWS	* Management Improvements	1408		\$10,875				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$9,631				
	* Others: A/E fees & costs	1430		\$3,589				
	* Site Improvements	1450		\$16,221				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$134,939				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
TOTAL PROJECT				\$175,255				
Subtotal of estimated cost				\$552,896				
GRAND TOTAL				\$6,723,989				

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HUD - 52837 (9/98) Ref. Handbook 7485.3

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ANNUAL STATEMENT
 PERFORMANCE AND EVALUATION REPORT

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

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COMPREHENSIVE GRANT PROGRAM (CGP) 2004

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
CH16-034 THE MEADOWS	* Management Improvements	1408						
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410						
	* Others: A/E fees & costs	1430			\$0			
	* Site Improvements	1450			\$5,000			
	Repl./Upgr. Site Utilities				\$0			
	Landscaping							
	Site Lighting							
	Parking/ Side Walks/ Play Grounds							
	* Dwelling Structure	1460			\$95,000			
	Upgrade H/VAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build interior							
	Upgrade build exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
TOTAL PROJECT				\$100,000				
GRAND TOTAL				\$6,823,989				

1- To be completed for the Performance & Evaluation Report or a Revised Annual Statement.

HUD- 52837 (9/98) Ref. Handbook 7485.3

ANNUAL STATEMENT/
 PERFORMANCE AND EVALUATION REPORT
 PART III: IMPLEMENTATION SCHEDULE
 COMPREHENSIVE GRANT PROGRAM

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 Office of Public and Indian Housing

(CGP) 2004

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
Poindexter Village OH16 - 001	9/30/2006			9 / 30 / 2008		
Lincoln Park OH16 - 002/9	9/30/2006			9 / 30 / 2008		
Riverside Homes OH16 - 003	9/30/2006			9 / 30 / 2008		
Sunshine Terrace OH16 - 006	9/30/2006			9 / 30 / 2008		
Sawyer Towers OH16 - 010	9/30/2006			9 / 30 / 2008		
Sawyer Manor OH16 - 010-B	9/30/2006			9 / 30 / 2008		
Jenkins Terrace OH16 - 012	9/30/2006			9 / 30 / 2008		
Worley Terrace OH16 - 014	9/30/2006			9 / 30 / 2008		
Sunshine Annex OH16 - 015	9/30/2006			9 / 30 / 2008		
Marion Square OH16 - 020	9/30/2006			9 / 30 / 2008		
Ohio Townhouses OH16 - 028	9/30/2006			9 / 30 / 2008		
Kenmore Square OH16 - 033	9/30/2006			9 / 30 / 2008		
Indian Meadows OH16 - 034	9/30/2006			9 / 30 / 2008		
Post Oak Station - I & II OH16 - 033 / 46	9/30/2006			9 / 30 / 2008		
Glenview Estate OH16 - 0037	9/30/2006			9 / 30 / 2008		
Maplewood Heights OH16 - 038	9/30/2006			9 / 30 / 2008		
Bollenger Towers OH16 - 039	9/30/2006			9 / 30 / 2008		
Eastmoor Square OH16 - 040	9/30/2006			9 / 30 / 2008		
Reeb Hosack OH16 - 041	9/30/2006			9 / 30 / 2008		
Canonby Couert OH16 - 042	9/30/2006			9 / 30 / 2008		
Thornwood Commons OH16 - 043	9/30/2006			9 / 30 / 2008		
Trivett Heights OH16 - 044	9/30/2006			9 / 30 / 2008		
CMHA New Maintenance Bldg.	9/30/2006			9 / 30 / 2008		
The Meadows	9/30/2006			9 / 30 / 2008		
Signature of Excecutive Director	Date			Signature of Public Housing Director		
Dennis S. Guest						

*3/ To be completed at the end of the program year.

APPENDIX E

FY 2004 CAPITAL FUND 5 YEAR ACTION PLAN

FIVE-YEAR ACTION PLAN
PART I: SUMMARY
COMPREHENSIVE GRANT PROGRAM (CGP) 2004

U.S. DEPARTMENT OF HOUSING
 AND URBAN DEVELOPMENT
 OFFICE OF PUBLIC & INDIAN HOUSING
 OMB Approval No. 2577 - 07-0157(Exp.3/31/2002)

HA NAME: COLUMBUS METROPOLITAN HOUSING AUTHORITY			Locality (City / County / State) Columbus, Franklin, Ohio		-----X----- Original ----- Revision No. -----	
A	Development Number/Name/	WORK Stmt for Year 1	Work Statement Year 2: FFY2005	Work Statement Year 3: FFY2006	Work Statement Year 4: FFY2007	Work Statement Year 5: FFY 2008
1	OH16-001 Poindexter Village		\$448,039	\$443,406	\$431,250	\$431,250
2	OH16-002 Lincoln Park		\$410,368	\$406,898	\$397,796	\$397,796
3	OH16-003 Riverside Homes		\$169,442	\$168,010	\$164,251	\$164,251
4	OH16-006 Sunshine Terrace		\$238,278	\$236,264	\$230,978	\$230,978
5	OH16-010 Sawyer Towers		\$518,916	\$514,530	\$503,019	\$503,019
6	OH16-010 Sawyer Manor		\$153,557	\$152,259	\$148,853	\$148,853
7	OH16-012 Jenkins Terrace		\$256,811	\$254,640	\$248,943	\$248,943
8	OH16-014 Worley Terrace		\$299,171	\$296,642	\$290,006	\$290,006
9	OH16-015 Sunshine Annex	2004	\$169,442	\$168,010	\$164,251	\$164,251
10	OH16-018/21 Scatter Sites		\$293,876	\$291,392	\$284,873	\$284,873
11	OH16-020 Marion Square	SEE	\$322,999	\$320,268	\$313,104	\$313,104
12	OH16-028 Ohio Townhouses		\$105,901	\$105,006	\$102,657	\$102,657
13	OH16-033 Kenmore Square	ANNUAL	\$74,131	\$73,504	\$71,860	\$71,860
14	OH16-034 Indian Meadows		\$95,311	\$94,505	\$92,391	\$92,391
15	OH16-035 Post Oak Station I	STAMT.	\$92,664	\$91,880	\$89,825	\$89,825
16	OH16-037 Glenview Estate		\$66,188	\$65,629	\$64,161	\$64,161
17	OH16-038 Maplewood Heights		\$93,987	\$93,193	\$91,108	\$91,108
18	OH16-039 Bollinger Tower		\$132,377	\$131,258	\$128,321	\$128,321
19	OH16-040 Eastmoor Square		\$70,160	\$69,567	\$68,010	\$68,010
20	OH16-041 Reeb-Hosack		\$35,742	\$35,440	\$34,647	\$34,647
21	OH16-042 Canonby Court		\$66,188	\$65,629	\$64,161	\$64,161
22	OH16-043 Thornwood Commons		\$113,844	\$112,882	\$110,356	\$110,356
23	OH16-044 Trivett Height		\$181,356	\$179,823	\$175,800	\$175,800
24	OH16-046 Post Oak Station II		\$103,254	\$102,381	\$100,090	\$100,090
25	OH16-200 CMHA New Office Building		\$0	\$0	\$0	\$0
26	OH16-201 CMHA New Maintenance Building		\$0	\$0	\$0	\$0
27	The Meadows		\$100,000	\$100,000	\$100,000	\$100,000
28	OH16-202 New Construction		\$0	\$0	\$0	\$0
B	Physical Improvements Subtotal:		\$4,612,002	\$4,573,014	\$4,470,709	\$4,470,709
C	Management Improvements:		\$802,440	\$824,190	\$890,830	\$890,830
D	PHA-wide Non dwelling Structures & Equipment:		\$0	\$0	\$0	\$0
E	Administration:		\$484,810	\$504,100	\$545,150	\$545,150
F	Other: (A/E, C.M., Relocation, Auditing)		\$242,737	\$240,685	\$235,300	\$235,300
G	Operations		\$682,000	\$682,000	\$682,000	\$682,000
H	Demolition:		\$0	\$0	\$0	\$0
I	Replacement Reserve:		\$0	\$0	\$0	\$0
J	Mod Used for Development:		\$0	\$0	\$0	\$0
K	Total CGP Funds:		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
L	Total Non- CGP Funds:					
M	GRAND TOTAL		\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
Signature of Executive Director:		Date	Signature of Public Housing Director		Date	
Dennis S. Guest						

\$7,187,799	\$7,000,000	\$7,000,000	\$7,000,000
\$6,823,989	\$6,823,989	\$6,823,989	\$6,823,989
\$363,810	\$176,011	\$176,011	\$176,011

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		year 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
OH16-001 POINDEXTER VILLAGE										
*Administration costs		\$55,330		\$67,577		\$69,867		\$62,256		\$62,256
*Others: A/E fees & costs		\$20,834		\$28,944		\$28,800		\$27,981		\$27,981
*Site Improvement		\$87,271		\$146,038		\$60,406		\$81,250		\$61,250
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$223,068		\$450,000		\$393,000		\$360,000		\$360,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$130,339		\$168,131		\$143,406		\$131,250			
TOTAL PROJECT		\$398,363		\$894,480		\$631,973		\$521,467		\$521,467
OH16-002 LINCOLN PARK										
*Administration costs		\$41,735		\$43,390		\$45,117		\$45,818		\$46,818
*Others: A/E fees & costs		\$15,451		\$21,599		\$21,418		\$20,937		\$20,937
*Site Improvement		\$42,063		\$60,363		\$65,888		\$87,786		\$87,786
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$260,000		\$400,000		\$360,000		\$300,000		\$300,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security										
*Dwelling Equipment	\$192,063		\$160,168		\$106,808		\$107,796		\$107,796	
TOTAL PROJECT		\$349,250		\$625,354		\$473,431		\$485,851		\$485,851
Subtotal of estimated Cost		\$745,603		\$1,209,816		\$1,005,304		\$987,118		\$987,118

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

OMB Approval No. 2577-0157 | exp. 3/31/2002

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-003 RIVERSIDE HOMES										
*Administration costs		\$17,122		\$17,901		\$19,510		\$19,248		\$19,249
*Others: A/E fees & costs		\$8,360		\$9,918		\$9,843		\$9,646		\$9,646
*Site Improvement		\$29,949		\$19,442		\$19,010		\$14,251		\$14,251
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$70,000		\$160,000		\$160,000		\$160,000		\$160,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$10,018		\$160,112		\$166,010		\$161,251		\$161,251
TOTAL PROJECT		\$128,460		\$196,161		\$196,363		\$192,144		\$192,144
OH15-006 SUNSHINE TERRACE										
*Administration costs		\$24,079		\$25,033		\$26,029		\$27,068		\$27,069
*Others: A/E fees & costs		\$8,971		\$12,541		\$12,436		\$12,167		\$12,167
*Site Improvement		\$40,000		\$39,278		\$36,000		\$30,978		\$30,979
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$100,663		\$200,000		\$200,264		\$200,000		\$200,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$18,059		\$28,278		\$26,261		\$23,978		\$23,979
TOTAL PROJECT		\$173,802		\$276,952		\$274,728		\$270,203		\$270,203
Subtotal of estimated Cost		\$297,052		\$472,013		\$470,091		\$462,347		\$462,347

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		year 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-010 SAWYER TOWERS										
*Administration costs		\$52,439		\$54,517		\$55,836		\$59,947		\$59,947
*Others: A/E fees & costs		\$19,539		\$27,377		\$27,091		\$28,475		\$28,475
*Site Improvement		\$58,092		\$19,916		\$14,630		\$53,019		\$53,019
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$250,000		\$500,000		\$500,000		\$450,000		\$450,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$36,092		\$18,916		\$14,630		\$53,019		\$53,019
TOTAL PROJECT		\$378,069		\$800,810		\$699,297		\$689,441		\$689,441
OH15-012 JENKINS TERRACE										
*Administration costs		\$25,951		\$28,990		\$29,054		\$29,173		\$29,173
*Others: A/E fees & costs		\$9,889		\$13,576		\$13,402		\$13,102		\$13,102
*Site Improvement		\$26,484		\$28,811		\$24,840		\$49,943		\$49,943
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$125,000		\$230,000		\$230,000		\$200,000		\$200,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$161,461		\$256,811		\$261,610		\$248,513		
TOTAL PROJECT		\$197,104		\$297,387		\$296,036		\$291,218		\$291,218
Subtotal of estimated Cost		\$565,172		\$898,177		\$894,393		\$879,659		\$879,659

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

OMB Approval No. 2577-0157 | exp. 3/31/2002

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH16-014 WORLEY TERRACE										
*Administration costs		\$30,232		\$31,431		\$32,631		\$33,835		\$33,985
*Others: A/E fees & costs		\$11,254		\$15,745		\$15,613		\$15,253		\$15,253
*Site Improvement		\$25,471		\$49,171		\$46,642		\$40,005		\$40,005
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$150,000		\$250,000		\$250,000		\$250,000		\$250,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$175,471		\$299,171		\$296,642		\$290,005			
TOTAL PROJECT		\$217,957		\$346,348		\$344,935		\$339,254		\$339,254
OH16-015 SUNSHINE ANNEX										
*Administration costs		\$17,122		\$17,601		\$18,510		\$19,248		\$19,248
*Others: A/E fees & costs		\$5,360		\$9,978		\$9,643		\$9,645		\$9,645
*Site Improvement		\$19,948		\$18,442		\$18,010		\$14,451		\$14,451
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$80,000		\$150,000		\$150,000		\$150,000		\$150,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$99,940		\$109,442		\$100,010		\$104,451			
TOTAL PROJECT		\$123,450		\$196,221		\$195,353		\$192,344		\$192,344
Subtotal of estimated Cost		\$341,417		\$542,569		\$540,299		\$531,598		\$531,598

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

OMB Approval No. 2577-0157 (exp. 3/31/2002)

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-020 MARION SQUARE										
*Administration costs		\$32,840		\$33,934		\$36,294		\$36,892		\$38,892
*Others: A/E fees & costs		\$12,181		\$17,000		\$18,858		\$18,479		\$18,479
*Site Improvement		\$40,627		\$22,999		\$20,288		\$13,104		\$13,104
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$160,000		\$300,000		\$300,000		\$300,000		\$300,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$100,577		\$177,500		\$20,268		\$113,104			
TOTAL PROJECT		\$235,329		\$373,933		\$372,408		\$368,276		\$368,276
OH15-033 KENMORE SQUARE										
*Administration costs		\$7,491		\$7,798		\$9,098		\$9,421		\$8,421
*Others: A/E fees & costs		\$2,791		\$3,902		\$3,889		\$3,792		\$3,782
*Site Improvement		\$13,727		\$14,131		\$23,504		\$21,880		\$21,880
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$30,000		\$60,000		\$60,000		\$60,000		\$60,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$43,777		\$74,131		\$73,904		\$71,880			
TOTAL PROJECT		\$64,009		\$85,821		\$85,471		\$84,083		\$84,083
Subtotal of estimated Cost		\$289,337		\$459,754		\$457,879		\$450,338		\$450,338

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-035 POST OAK STATION I										
*Administration costs		\$9,384		\$9,736		\$10,122		\$10,528		\$10,528
*Others: A/E fees & costs		\$3,489		\$4,877		\$4,638		\$4,728		\$4,729
*Site Improvement		\$20,000		\$42,684		\$40,000		\$19,825		\$19,825
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$34,859		\$50,000		\$51,890		\$70,000		\$70,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$0,690		\$0,664		\$0,680		\$0,625		\$0,625
TOTAL PROJECT		\$67,612		\$107,276		\$108,838		\$105,079		\$105,079
OH15-046 POST OAK STATION II										
*Administration costs		\$10,434		\$10,848		\$11,279		\$11,729		\$11,729
*Others: A/E fees & costs		\$3,989		\$5,434		\$5,398		\$5,288		\$5,289
*Site Improvement		\$20,908		\$33,254		\$32,391		\$20,090		\$20,090
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,000		\$70,000		\$70,000		\$80,000		\$80,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$0,206		\$0,254		\$0,381		\$0,000		\$0,000
TOTAL PROJECT		\$75,229		\$119,536		\$119,048		\$117,097		\$117,087
Subtotal of estimated Cost		\$142,740		\$226,812		\$225,886		\$222,166		\$222,166

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

OMB Approval No. 2577-0157 | exp. 3/31/2002

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-037 GLENVIEW ESTATES										
*Administration costs		\$5,668		\$6,954		\$7,230		\$7,519		\$7,519
*Others: A/E fees & costs		\$2,492		\$3,494		\$3,464		\$3,577		\$3,377
*Site Improvement		\$19,042		\$16,188		\$15,629		\$14,161		\$14,161
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$20,000		\$50,000		\$50,000		\$50,000		\$50,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$39,017		\$66,188		\$65,629		\$64,161		
TOTAL PROJECT		\$48,222		\$76,628		\$76,313		\$76,067		\$76,067
OH15-038 MAPLEWOOD HEIGHTS										
*Administration costs		\$9,488		\$9,874		\$10,267		\$10,677		\$10,677
*Others: A/E fees & costs		\$3,639		\$4,947		\$4,906		\$4,796		\$4,796
*Site Improvement		\$15,440		\$23,987		\$33,193		\$21,106		\$21,106
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,000		\$70,000		\$60,000		\$70,000		\$70,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$65,410		\$93,987		\$93,193		\$91,106		
TOTAL PROJECT		\$88,477		\$109,808		\$109,366		\$106,690		\$106,690
Subtotal of estimated Cost		\$116,699		\$185,434		\$184,678		\$181,637		\$181,637

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

GMB Approval No. 2577-0167 (exp. 3/31/2002)

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-039 BOLLINGER TOWER										
*Administration costs		\$13,377		\$13,907		\$14,461		\$15,036		\$15,039
*Others: A/E fees & costs		\$4,984		\$8,987		\$8,908		\$8,764		\$8,764
*Site Improvement		\$18,066		\$22,377		\$31,256		\$28,321		\$26,321
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$80,000		\$110,000		\$100,000		\$100,000		\$100,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$78,086		\$137,377		\$131,258		\$128,321		
TOTAL PROJECT		\$98,446		\$163,251		\$162,627		\$160,113		\$160,113
OH15-040 EASTMOOR SQUARE										
*Administration costs		\$7,080		\$7,371		\$7,664		\$7,970		\$7,970
*Others: A/E fees & costs		\$2,642		\$3,893		\$3,661		\$3,679		\$3,679
*Site Improvement		\$11,365		\$10,160		\$18,567		\$18,070		\$18,070
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$30,000		\$60,000		\$60,000		\$60,000		\$60,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$41,386		\$70,160		\$69,667		\$68,070		
TOTAL PROJECT		\$61,117		\$81,224		\$80,692		\$79,619		\$79,619
Subtotal of estimated Cost		\$147,563		\$234,475		\$233,519		\$229,732		\$229,732

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

OMB Approval No. 2577-0167 (exp. 3/31/2002)

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		year 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
OH15-041 REEB HOSACK										
*Administration costs		\$3,612		\$3,755		\$3,904		\$4,060		\$4,060
*Others: A/E fees & costs		\$1,348		\$1,691		\$1,688		\$1,824		\$1,824
*Site Improvement		\$11,063		\$15,742		\$16,440		\$14,647		\$14,647
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds		\$10,000		\$20,000		\$20,000		\$20,000		\$20,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$21,083		\$26,747		\$35,110		\$31,617		\$31,617
TOTAL PROJECT		\$28,041		\$41,378		\$41,209		\$40,631		\$40,631
OH15-042 CANONBY COURT										
*Administration costs		\$5,668		\$6,954		\$7,230		\$7,519		\$7,519
*Others: A/E fees & costs		\$2,492		\$3,494		\$3,464		\$3,377		\$3,377
*Site Improvement		\$19,042		\$16,186		\$15,629		\$38,049		\$38,049
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$20,000		\$50,000		\$50,000		\$50,000		\$50,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$39,017		\$66,186		\$65,670		\$118,019		\$118,019
TOTAL PROJECT		\$48,222		\$78,626		\$78,313		\$159,946		\$159,946
Subtotal of estimated Cost		\$74,263		\$118,004		\$117,522		\$199,476		\$199,476

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-043 THORNWOOD COMMONS										
*Administration costs		\$11,504		\$11,960		\$12,436		\$12,932		\$12,932
*Others: A/E fees & costs		\$4,298		\$5,992		\$5,941		\$5,808		\$5,909
*Site Improvement		\$17,153		\$23,844		\$22,882		\$20,366		\$20,366
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$50,000		\$90,000		\$90,000		\$190,000		\$190,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$67,153		\$113,644		\$112,882		\$210,366			
TOTAL PROJECT		\$92,943		\$131,796		\$131,269		\$229,098		\$229,098
OH15-044 TRIVETT HEIGHT										
*Administration costs		\$18,326		\$19,053		\$19,611		\$20,601		\$20,601
*Others: A/E fees & costs		\$8,929		\$9,546		\$9,464		\$9,263		\$9,263
*Site Improvement		\$46,876		\$31,356		\$48,623		\$56,600		\$56,800
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$80,000		\$160,000		\$130,000		\$130,000		\$130,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$106,076		\$181,356		\$179,823		\$186,800			
TOTAL PROJECT		\$132,130		\$209,954		\$209,098		\$216,664		\$216,864
Subtotal of estimated Cost		\$215,073		\$341,750		\$340,357		\$444,750		\$444,750

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
OH15-200 CMHA NEW OFFICE BUILDING										
*Administration costs		\$0		\$0		\$0		\$0		\$0
*Others: A/E fees & costs										
*Site Improvement										
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure										
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment		\$0		\$0		\$0		\$0		\$0
TOTAL PROJECT		\$0		\$0		\$0		\$0		\$0
OH16-201 CMHA NEW MAINTENANCE BUILDING										
*Administration costs		\$0		\$0		\$0		\$0		\$0
*Others: A/E fees & costs		\$120,000								
*Site Improvement		\$600,000								
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure		\$1,390,000								
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment		\$1,690,000		\$0		\$0		\$0		\$0
TOTAL PROJECT		\$2,000,000		\$0		\$0		\$0		\$0
Subtotal of estimated Cost		\$2,000,000		\$0		\$0		\$0		\$0

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

OMB Approval No. 2577-0167 (exp. 03/31/2002)

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
OH15-10-B Sawyer Manor										
*Administration costs		\$15,517		\$16,133		\$16,774		\$17,444		\$17,444
*Others: A/E fees & costs		\$5,762		\$9,092		\$9,014		\$7,634		\$7,934
*Site Improvement		\$50,000		\$53,567		\$52,259		\$48,663		\$46,853
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,679		\$100,000		\$100,000		\$200,000		\$200,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$10,679		\$153,637		\$152,291		\$218,633			
TOTAL PROJECT		\$111,877		\$177,772		\$177,047		\$274,131		\$274,131
OH15-028 OHIO TOWNHOUSES										
*Administration costs		\$10,702		\$11,126		\$11,549		\$12,030		\$12,030
*Others: A/E fees & costs		\$3,987		\$6,574		\$6,527		\$6,403		\$5,403
*Site Improvement		\$32,489		\$56,901		\$56,006		\$22,657		\$22,657
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$30,000		\$63,791		\$170,000		\$60,000		\$80,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$12,489		\$129,092		\$205,006		\$112,057			
TOTAL PROJECT		\$77,157		\$156,392		\$222,102		\$120,080		\$120,080
Subtotal of estimated Cost		\$189,034		\$334,164		\$399,149		\$394,221		\$394,221

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008	
	Quantity Lumpsum	Estimated Cost								
CONSTRUCTION MANAGEMENT SERVICES										
OH16-18/21 Scatter Sites										
*Administration costs		\$29,696		\$30,874		\$32,103		\$33,383		\$33,363
*Others: A/E fees & costs		\$11,065		\$15,467		\$15,335		\$14,993		\$14,993
*Site Improvement		\$63,348		\$63,875		\$151,392		\$54,873		\$64,873
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure		\$120,000		\$290,000		\$273,020		\$230,000		\$186,020
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment	\$17,000		\$291,076		\$424,412		\$204,073			
TOTAL PROJECT		\$214,109		\$340,217		\$471,651		\$333,249		\$289,269
OH16-034 INDIAN MEADOWS										
*Administration costs		\$9,631		\$10,013		\$10,412		\$10,627		\$10,827
*Others: A/E fees & costs		\$3,569		\$6,016		\$4,974		\$4,663		\$4,863
*Site Improvement		\$15,221		\$26,311		\$34,505		\$22,391		\$22,391
Repl.Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,000		\$70,000		\$60,000		\$70,000		\$70,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$9,221		\$95,311		\$94,305		\$96,391		\$92,391	
TOTAL PROJECT		\$89,441		\$110,340		\$109,691		\$109,091		\$109,091
		\$5,260,439		\$5,239,549		\$5,217,799		\$5,195,139		\$5,151,159

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2004		year 2 : 2005		year 3 : 2006		yea 4 : 2007		year 5 : 2008		N
	Quantity Lumpsum	Estimated Cost									
THE MEADOWS											
*Administration costs		\$0		\$0		\$0		\$0		\$0	
*Others: A/E fees & costs		\$5,000		\$5,000		\$5,000		\$5,000		\$5,000	
*Site Improvement		\$45,000		\$45,000		\$45,000		\$45,000		\$45,000	
Repl./Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$50,000		\$50,000		\$50,000		\$50,000		\$50,000	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System										\$25,000	
*Dwelling Equipment		\$25,000		\$25,000		\$25,000		\$25,000			
TOTAL PROJECT		\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
GRAND TOTALS		\$5,360,439		\$5,339,549		\$5,317,799		\$5,295,139		\$5,251,159	

FIVE-YEAR ACTION PLAN
MANAGEMENT NEEDS

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

PART III: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

Development Name/No. Major Work Category	YEAR 1: 2004		YEAR 2: 2005		YEAR 3: 2006		YEAR 4: 2007		YEAR 5: 2008	
	Quantity Units	Estimated Cost								
OFFDUTY POLICE		\$255,000								
* PROJECT # & NAME										
1 0-18-001 Inland Center Office										
2 0-18-002 Inland Park										
3 0-18-003 Inland Bradley										
4 0-18-005 Riverside										
5 0-18-010 Seward Manor										
6 0-18-001 Market Square										
7 0-18-028 Ohio tenhouses										
8 0-18-003 Karamia Square										
9 0-18-001 Inland Meadows										
10 0-18-005 Parkside Station I										
11 0-18-001 Glenview Estates										
12 0-18-001 Franklin Square										
13 0-18-001 Inland Heights										
14 0-18-002 Central Court										
15 0-18-003 Inland Commons										
16 0-18-004 Inland Heights										
17 0-18-008 Inland Station I										
18 The Woodlands										
SUB - TOTAL										
SECURITY GUARD		\$0								
PROJECT # & NAME										
1 0-18-003 Central Towers										
2 0-18-010 Seward Towers										
3 0-18-012 Central Towers										
4 0-18-013 Inland Towers										
5 0-18-014 Westview Towers										
6 0-18-010 Sunlight Station										
7 0-18-001 Market Square										
8 0-18-003 Inland Heights										
9 0-18-008 Inland Station I										
SUB - TOTAL										

FIVE-YEAR ACTION PLAN
MANAGEMENT NEEDS

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

PART III: SUPPORTING PAGES
COMPREHENSIVE GRANT PROGRAM (CGP) 2004

Development Name/No. Major Work Category	YEAR 1: 2004		YEAR 2: 2005		YEAR 3: 2006		YEAR 4: 2007		YEAR 5: 2008
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	
RESIDENT SERVICES		\$259,320		\$269,750		\$280,610		\$291,940	\$303,750
" PROJECT # & NAME									
1 O-18 001 Linden Hillside									
2 O-18 002 Lytle Park									
3 O-18 003 Lakeside Bradley									
4 O-18 004 Rosewood									
5 O-18 005 Maple Square									
6 O-18 006 Ohio Tree House									
7 O-18 007 Karamia Square									
8 O-18 008 Post Oak Station I									
9 O-18 009 Ebenezer Terrace									
10 O-18 010 Fairview Square									
11 O-18 011 Royal Heights									
12 O-18 012 Central Court									
13 O-18 013 Commercial Chambers									
14 O-18 014 Franklin Heights									
15 O-18 015 Post Oak Station I									
16 O-18 008 Sunshinewood									
17 O-18 011 Sycamore Terrace									
18 O-18 012 Lincoln Terrace									
19 O-18 013 Taylor Terrace									
20 O-18 014 Waring Terrace									
21 O-18 015 Sunningwood									
22 O-18 005 Maple Square									
23 O-18 006 Maplewood Heights									
24 O-18 006 Rollingwood									
25 The Woodlands									
SUB - TOTAL									

FIVE-YEAR ACTION PLAN

MANAGEMENT NEEDS

PART III: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	YEAR 1: 2004		YEAR 2: 2005		YEAR 3: 2006		YEAR 4: 2007		YEAR 5: 2008		N
	Q Units	Estimated Cost									
<u>SAFETY & CRIME DEPARTMENT</u>		\$267,230		\$277,690		\$288,580		\$299,910		\$332,070	
<u>PROJECT # & NAME</u>											
1 0-18 001 Thunderbolt											
2 0-18 002 Lincoln Park											
3 0-18 003 Lakeside Bradley											
4 0-18 004 Rosewood 300 Units											
5 0-18 005 Sunshine Estate											
6 0-18 010 Sycamore Towers											
7 0-18 013 Jenkins Terrace											
8 0-18 017 Sycamore Estate											
9 0-18 014 Walnut Estate											
10 0-18 010 Sunshine Estate											
11 0-18 020 Martin Square											
12 0-18 025 Ohio Townhouses											
13 0-18 027 Kenmore Square											
14 0-18 029 First Cal Station I											
15 0-18 026 Glenview Estates											
16 0-18 028 Maplewood Heights											
17 0-18 027 Bolinger Tower											
18 0-18 010 Eastmore Square											
19 0-18 011 West Heath											
20 0-18 018 Cambridge Court											
21 0-18 017 Winwood Commons											
22 0-18 014 West Heights											
23 0-18 019 First Cal Station I											
24 The Meadows											

FIVE-YEAR ACTION PLAN
 MANAGEMENT NEEDS
 PART III: SUPPORTING PAGES
 COMPREHENSIVE GRANT PROGRAM (CGP) 2004

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

Development Name/No. Major Work Category	YEAR 1 : 2004		YEAR 2 : 2005		YEAR 3 : 2006		YEAR 4 : 2007		YEAR 5 : 2008
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	
RESIDENT SERVICE MANAGER / SECERTARY (Rev2000)		\$47,473		\$48,897		\$50,364		\$55,000	\$55,000
PROJECT # & NAME									
18 OH16-040 Eastmoor Square 19 OH16-041 Reeb Hosack 20 OH16-042 Canonby Court 21 OH16-043 Thornwood Commons 22 OH16-044 Trevitt Heights 23 OH16-046 Post Oak Station II									
Secretary		\$24,081		\$24,804		\$25,548		\$27,000	\$27,000
BENEFITS		\$52,651		\$54,230		\$55,857		\$57,000	\$57,000
GRAND TOTAL		\$603,282		\$626,474		\$650,595		\$675,850	\$719,830

APPENDIX F

MANAGEMENT ORGANIZATION CHART

APPENDIX G

RESIDENT ADVISORY BOARD COMMENTS

ADVISORY BOARD MEETING - SEPTEMBER 4, 2003
QUESTIONS AND ANSWERS

Q. WHAT WILL YOU DO WITH POINDEXTER?

A. THE AIR CONDITIONING AND FLOORS ARE GOING IN. IF THE CAPITAL GRANT WORKS OUT WE WILL DO THE ROOFING A FULL REPLACEMENT.

Q. YOUNG PEOPLE THAT STAY WITH THEIR PARENT AND DON'T WORK WHAT WILL THEY DO?

A. HUD HAS COME UP WITH A NEW POLICY, ANYBODY THAT IS 18 YEARS OF AGE AND OLDER WITHOUT A DISABILITY OR IS A SENIOR HAS TO DO 8 HOURS A MONTH OF VOLUNTEER SERVICE.

Q. PEOPLE ON S8 DO THEY HAVE FREE RENT?

A. IT IS SIMILAR TO PUBLIC HOUSING IN THE AMOUNT OF RENT THEY HAVE TO PAY.

Q. ARE YOU GIVING OUT S8 VOUCHERS?

A. NO.

Q. IF YOU LIVE IN POINDEXTER CAN WE APPLY FOR SCATTERED SITES?

A. NO, THAT WOULD BE CONSIDERED A TRANSFER.

**ADVISORY BOARD MEETING - SEPTEMBER 3, 2003
QUESTIONS AND ANSWERS**

- R. DOES CATHOLIC SOCIAL SERVICE HAVE SUPPORTIVE SERVICES?**
- A. I DON'T THINK SO; THEY MAY HAVE S8 VOUCHER BUT ARE NOT PROJECT BASE.**
- Q. WHY DOSE THE BUILDINGS HAVE TO SUFFER BEFORE MANAGEMENT AND ADMINISTRATION INCREASES?**
- A. WE HAVE AN OPERATIONS BUDGET, WHICH IS FOR DAILY OPERATIONS; THIS IS WHERE WE ARE NOT GETTING ALL THE FUNDING WE NEED. WE ALSO HAVE A CAPITAL FUND BUDGET, WHICH WE CAN TAKE A CERTAIN PERCENTAGE FROM THAT TO MAINTAIN THE OPERATIONS BUDGET. HUD'S OPERATING FUNDING IS DECREASING.**
- Q. IT IS GOING INTO THE BUILDINGS?**
- A. IT IS, IT'S MORE LABOR COST**
- Q. DID THEY FINALLY GET THE ELEVATORS TAKEN CARE OF?**
- A. AT SAWYER, WE STILL HAVE SOME WORK THAT WE ARE STILL DOING IN REFERENCE TO THE ELEVATORS AND THE ELECTRONIC SECURITY SYSTEMS BECAUSE WE HAVE TO DO A FIRE WATCH THERE.**
- Q. ALL OF THE NEW UNITS THAT WAS INSTALLED AT BOLLINGER WE HAVE A HEATING SYSTEM FOR THE BUILDING?**
- A. YOUR AIR CONDITIONING IS ALL-SEPARATE.**
- Q. BOLLINGER IS NOW YOUR MOST COST EFFICIENT HIGH-RISE?**
- A. WITH LOOKING AT THE NUMBER BOLLINGER LOOK BETTER THEN OTHERS.**
- Q. IS OUR COMMENTS AND QUESTIONS GOING TO BE IN THE PLAN?**
- A. YES.**
- Q. WHEN WILL THE WAIT LIST FOR NEW VILLAGES START?**
- A. LATER THIS YEAR.**

Scattered Sites Residents Council Comments

1. There are those of us (residents) who are really so poor and need to live like good citizens. I suggest the government take consideration to the well fair of their people. Please see the houses to those who live in it. Please sell the houses for an affordable price.
2. I would like to buy a place, but not the one that I currently live in.
3. In the five year plan I would like to see CMHA put everyone 18 or over to work. Help them get a job instead of having them do 8 hours a month community service, and sell the homes to those living in them.
4. Major concern is regarding purchasing price be adjusted according to invested cost paid for pocket to keep/maintain property while living in residents.
5. Will the city get the trees cut down off the roof and electric lines?
6. If I have work done on my house, will that effect how much my home is worth?
7. What are you going to do about the disabled seniors? How many days are you going to give us to **BUY** or how much time you'll give up to get out? What about the rent to own when we moved in these houses? When we moved in it was a 235 Plan. So where down the live they turned out to be Scattered Sites. I've been in this house for 34 years.
8. We are willing to buy the house we live in. How long do you think it will take for our house to be on sale?
9. We are willing to buy the houses we are living and this meeting has been helpful informing me on how I can purchase my home.
10. These meetings have been very helpful. Now I know what to do to get my home.

APPENDIX H

COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS

FAMILY COMMUNITY	COMMUNITY ACTIVITIES/ PROGRAMS	SERVICE PROVIDERS	PENDING ACTIVITIES	SERVICE PROVIDERS FOR PENDING ACTIVITIES
CANONBY COURT	BLOCK WATCH BACK TO SCHOOL PARTY HAT AND GLOVE GIVE-A-WAY EASTER EGG HUNT SECRET SANTA (Zoo trips, Clippers game night, toy give-a-way) REFERRAL BROCHURES ON SITE (First Link) HALLOWEEN PARTY THANKSGIVING BRUNCH CHRISTMAS /KWANZA PARTY COSI TRIP COATS FOR COLUMBUS OUTREACH MOBILE CLINIC FREE CHRISTMAS TOYS AND SHOW AT THE CAPITAL	RESIDENT COUNCIL COUNCIL COUNCIL COUNCIL CMHA COUNCIL COUNCIL COUNCIL COUNCIL SALVATION ARMY, RESIDENT SERVICES MOUNT CARMEL WEST GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES	501c3	RESIDENT SERVICE/RES. COUNCIL

EASTMOOR SQUARE	CITY YEAR	CITY YEAR, RESIDENT COUNCIL	RESIDENT COUNCIL	RESIDENT SERVICES
	SECRET SANTA (Zoo trips, Clippers night, toy give-a-way)	RESIDENT SERVICES		
	REFERRAL BROCHURES ON SITE (First Link)	CMHA		
	ANNUAL FAMILY DAY	COUNCIL		
	COATS FOR COLUMBUS	SALVATION ARMY, RESIDENT SERVICES		
	BACK TO SCHOOL SUPPLY GIVE-A-WAY	COUNCIL		
	HOLLOWEEN PARTY/GIVE-A-WAY	COUNCIL		
	FREE TOYS AND CHRISTMAS SHOW	GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES		
	ON SITE LAUNDRY FACILITIES	ASI		
GLENVIEW ESTATES	SECRET SANTA (Zoo trips, Clippers night, toy give-a-way)	RESIDENT SERVICES	501c3	RESIDENT SERVICES
	REFERRAL BROCHURES ON SITE (FIRST LINK)	RESIDENT SERVICES		
	COATS FOR COLUMBUS	SALVATION ARMY, RESIDENT SERVICES		

	FREE TOYS AND CHRISTMAS SHOW	SERVICES GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES		
INDIAN MEADOWS			RESIDENT COUNCIL	RESIDENT SERVICES
KENMORE SQUARE			RESIDENT COUNCIL	RESIDENT SERVICES
LINCOLN PARK	HEAD START COMPUTER CENTER AFTER SCHOOL PROGRAM COUNSELING CRIME & SAFETY TENANT PATROL PROGRAM COATS FOR COLUMBUS FREE TOYS AND CHRISTMAS SHOW EVEN START ON SITE LAUNDRY	JOHN XXIII HRN YMCA CRITTENTON FAMILY SERVICES COLUMBUS URBAN LEAGUE RESIDENT SERVICES SALVATION ARMY, RESIDENT SERVICES GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES COLUMBUS PUBLIC SCHOOLS/ EVEN START COINMACH	<i>RESIDENT COUNCIL</i>	<i>RESIDENT SERVICES</i>

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

<p>POINDEXTER VILLAGE</p>	<p>OLDIES BUT GOODIES NIGHT</p> <p>SECRET SANTA (Zoo trip, Clippers night, toy give-away)</p> <p>HEAD START</p> <p>TEEN PROGRAM COMPUTER CENTER</p> <p>YOUTH RECOGNITION CELEBRATION</p> <p>ON SITE COUNSELING</p> <p>AFTER SCHOOL PROGRAM</p> <p>CRIME & SAFETY TENANT PATROL PROGRAM</p> <p>REFERRAL BROCHURES ON SITE (<i>FIRST LINK</i>)</p> <p>SENIOR OUTINGS</p> <p>HARMONY BALL</p> <p>ON SITE LAUNDRY FACILITIES</p>	<p>RESIDENT COUNCIL</p> <p>RESIDENT SERVICES</p> <p>JOHN XXIII</p> <p>HRN</p> <p>MANAGEMENT, RESIDENT COUNCIL, RESIDENT SERVICES</p> <p>CRITTENTON FAMILY SERVICES</p> <p>YMCA</p> <p>COLUMBUS URBAN LEAGUE</p> <p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES</p> <p>RESIDENT SERVICES</p> <p>COINMACH</p>	<p>ENGLISH LITERACY CLASSES</p>	<p>EASTSIDE COMMUNITY ADULT LITERACY PROGRAM</p>
	<p>COATS FOR COLUMBUS</p> <p>FREE TOYS AND CHRISTMAS SHOW</p>	<p>SALVATION ARMY, RESIDENT SERVICES</p> <p>GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES</p>		

POST OAK STATION	TEEN COUNCIL	RESIDENT COUNCIL	501c3	RESIDENT SERVICES
	EASTER EGG HUNT	COUNCIL	RESIDENT COUNCIL	RESIDENT SERVICES
	MOTHER DAY CEREMONY	COUNCIL		
	REPORT CARD CEREMONY	COUNCIL		
	TRIP TO WYANDOTTE LAKE	COUNCIL		
	FAMILY DAY/ SCHOOL SUPPLY	COUNCIL		
	COMMUNITY THANKSGIVING DINNER	COUNCIL		
	COMMUNITY CHRISTMAS PARTY	COUNCIL		
	SECRET SANTA (Zoo trips, Clippers night, toy give-away)	RESIDENT SERVICES		
	SUMMER FOOD PROGRAM	PROJECT REDEEM		
	AFTER SCHOOL PROGRAM	PROJECT REDEEM		
	SPORTS PROGRAM	PROJECT REDEEM		
	COATS FOR COLUMBUS	SALVATION ARMY, RESIDENT SERVICES		
	FREE TOYS AND CHRISTMAS SHOW	GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES		

RIVERSIDE BRADLEY	AFTER SCHOOL PROGRAM/ SUMMER PROGRAM TEEN COMPUTER CENTER ON SITE COUNSELING COATS FOR COLUMBUS FREE TOYS AND CHRISTMAS SHOW ON SITE LAUNDRY FACILITIES	BOYS AND GIRLS CLUB HRN CRITTENTON FAMILY SERVICES RESIDENT SERVICES, SALVATION ARMY GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES COINMACH	RESIDENT COUNCIL 501c3	RESIDENT SERVICES RESIDENT SERVICES

SAWYER MANOR/ TREVITT HEIGHTS	COATS FOR COLUMBUS FREE TOYS AND CHRISTMAS SHOW AFTER SCHOOL PROGRAM COMPUTER CENTER SOMALI ADULT CULTURE CRIME & SAFETY TENANT PATROL PROGRAM	SALVATION ARMY, RESIDENT SERVICES GIVE A KID A TOY FOUNDATION, RESIDENT SERVICES SUNRISE ACADEMY SEED COLUMBUS URBAN LEAGUE	501c3 COMMUNITY PLAYGROUND RESIDENT COUNCIL	RESIDENT SERVICES RESIDENT SERVICES, BUILDERS SQUARE, ARCHITECTS RESIDENT SERVICES
THORNWOOD COMMONS			RESIDENT COUNCIL	RESIDENT SERVICES

CONTINUOUS ACTIVITIES

- Newsletters containing information regarding job information, job fair, job preparation, job education, work source, health, education, grants, scholarships, child care, and community activities.

SENIOR COMMUNITY	COMMUNITY ACTIVITY	SERVICE PROVIDER
BOLLINGER TOWER	Congregate meals	LifeCare Alliance
	Building Monitor	CMHA
	On Site Laundry	Coinmach Laundry Co.
	Annual Zoo Trip	Resident Council
	Resident Thanksgiving/Christmas Dinner	CMHA
	Courtyard Picnic	Resident Council
	Pop /Juice & Vending Machines	Pepsi, Coke, Ohio Citrus Juice Co. & Reliable Vending Company
	Bingo	Resident Council
	Referral Service	North Central & Adult Protective Services
	Nursing Service	Hood Medical Service
	Annual Picnic	Bolton Field/CMHA
	Annual Harmony Ball	CMHA/Resident Council
	Building Monitor	CMHA
	Housekeeping/Homemaker	LifeCare Alliance

JENKINS TERRACE	Bible Service	Resident Council
	Transport	CMACAO
	Health Nurse	Hood Medical
	Hall Monitors	Resident Service
	Competitive Games	Resident Service
	Annual Dinner	Mt. Zion
	Annual Trips	Resident Service
	Recreation	Rec. & Park
	Care Caller	CMHA
	Congregate Meals	LifeCare Alliance
	Annual Dinner	Black Policeman
	On Site Laundry	Coinmach Laundry Co.
	Vending/Pop machine	Capitol Vending
	Annuals Trips	Resident Council
	Valentine Party	Resident Council
	Gospel Feast	Resident Council
	Rummage/Bake Sale	Resident Council
	Annual Picnic	Bolden Air Field
	Thanksgiving/Christmas Dinner	CMHA
	Annual Harmony Ball	CMHA/Resident Council
	Building Monitor	CMHA
	Housekeeper/Homemaker	LifeCare Alliance

MAPLEWOOD HEIGHTS		
	Arts & Crafts	Resident Council
	Monthly Shopping Trips	Resident Council
	Care Caller	CMHA
	Congregate Meals	LifeCare Alliance

	Newsletter	Resident Council
	Referral Service	Hood Medical Services
	Annual Picnic	CMHA
	Harmony Ball	CMHA/Resident Council
	Holiday Trips/Dinners	Resident Council
	Wellness Nurse	LifeCare Alliance
	Building Monitor	CMHA
	On Site Laundry	Coinmach Laundry Co.
	Transportation	CMACAO/CMHA

MARION SQUARE		
	Annual Trips	Resident Council
	Crime Night Out	Resident Council/CMHA
	Senior Companion	Catholic Social Service
	Bingo	Resident Council
	On Site Laundry	Coinmach Laundry Co.
	Monthly Grocery Trip	COTA
	Annual Picnic-Bolton Field	CMHA
	Annual Harmony Ball	CMHA/Resident Council
	Welcome Wagon	Resident Council
	Community Picnic	Resident Council
	Annual Fundraisers	Resident Council
	Congregate Meals	Resident Council
	Visiting Zoo	Columbus Zoo
	Community Yard Sale	Resident Council
	Bread Donation	Kroger
	Nursing Services	Hood Medical Service
	Housekeeper/Homemaker	LifeCare Alliance
	Mental Health Services	COAAA
	Transportation	CMACAO/CMHA

SAWYER TOWERS		
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	Bingo	Resident Council
	Bible Study	Resident Council
	Breakfast Mon-Fri	Resident Council
	Library	Columbus Library
	Hall Monitors	Resident Council
	Building Monitors	CMHA
	Annual Trips	Resident Council
	Bread Donation	Kroger
	Congregate Meals	LifeCare Alliance
	Thrift Shop	Resident Council
	Pop Machines	Pepsi & Coke
	Nursing Services	Hood Medical Service
	Supportive Services	Hood Medical/COAAA
	Annual Picnic – Bolton Field	CMHA
	Crime Night Out	CMHA/Resident Council
	Holiday Dinners & Trip	CMHA/Resident Council
	Security Guard	CMHA
	Transportation	CMACAO/St. Stephen
	Homemaker/Housekeeper Services	LifeCare Alliance
	On Site Laundry	Coinmach Laundry Co.
	Pop Corn & Movie Night	Resident Council

SUNSHINE ANNEX		
	Congregate Meal	LifeCaare Allience
	On Site Laundry	Coinmach Laundry Co.
	Congregate Housing Servs	COAAA
	Mental Health Service	North Central
	Recreation	Rec. & Parks
	Building Monitor	CMHA
	Hall Monitors	Resident Council
	Shopping Trips	Private Provider
	Bingo	Resident Council
	Bread Delivery	Kroger
	Bible Study	Resident Council
	Donut & Pastry	Tim Horton
	Wellness Center	LifeCare Alliance
	Nursing Service	Hood Medical Service
	Annual Trips	Resident Council
	Holiday Dinners/Activities	Resident Council
	Bake/Garage Sale	Resident Council
	Annual Picnic – Bolton Field	CMHA
	Pop/Vending Machine	Capital Vending Company
	Referral Service	COAAA
	Supportive Services	North Central
	Transportation	CMACAO/CMHA

APPENDIX I

PERFORMANCE AND EVALUATION REPORT
CAPITAL FUND PROGRAM

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

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No 2577-0157

HAName Columbus Metropolitan Housing Authority, Columbus, Ohio	Capital Fund Program Number CH16-P001-501-03	FFY of Grant Approval 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement / Revision Number **01**
 Performance and Evaluation Report for Program year Ending _____ Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	682,000	510,860		
3	1408 Management Improvements - Soft Costs	781,550	638,570		
	Management Improvements - Hard Costs				
4	1410 Administration	52,320	510,000		
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	233,648	142,463		
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	1,279,952	588,780		
10	1460 Dwelling Structures	3,734,519	1,717,880		
11	1465-1 Dwelling Equipment - Nonexpendable	-	-		
12	1470 Non-dwelling Structures	-	-		
13	1475 Non-dwelling Equipment	-	0		
14	1485 Demolition	-	1,000,000		
15	1490 Replacement Reserve Non-dwelling Equipment	-	-		
16	1492 Moving to Work Demonstration	-	-		
17	1495-1 Relocation Costs	-	0		
18	1499 Development Activity	-	-		
19	1502 Contingency (may not exceed 8% of line 19)	-	-		
20	Amount of Annual Grant (Sum of lines 2 - 19)	6,823,989	5,108,553	-	-
21	Amount of line 20 Related to LEP Activities		-		
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security - Soft Costs	-	510,790	-	-
	Amount of line 20 Related to Security - Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date X		Signature of Public Housing Director and Date X			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report

Previous edition is obsolete form HUD-52837 (9/98)
ref Handbook 7485.3

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual
				Original	Revised ¹	Funds Obligated ²
OH16-001 Poindexter Village	Operations	1406		130,914	63,857	
	Special Duty Police	1408			43,568	
	Resident Initiatives Clerk	1408		55,380		
	Mental Health Liaison	1408			11,625	
	Crime Prevention	1408			81,290	
	Administration	1410				
	Architect and Engineering Fees	1430		20,634	10,000	
	Site Improvements	1450		147,270	67,745	
	Dwelling Structures	1460		273,068	125,611	
	Subtotal for OH16-001			627,266	403,696	
OH16-002 Lincoln Village	Operations	1406		102,576		
	Special Duty Police	1408			31,335	
	Resident Initiatives Clerk	1408		35,905		
	Mental Health Liaison	1408			8,361	
	Crime Prevention	1408			58,465	
	Architect and Engineering Fees	1430		15,451	10,000	
	Site Improvements	1450		42,063	19,350	
	Dwelling Structures	1460		250,000	115,000	
	Subtotal for OH16-002			445,995	242,511	
OH16-003 Riverside Bradley	Operations	1406		40,000		
	Special Duty Police	1408			13,736	
	Resident Initiatives Clerk	1408		51,523		
	Mental Health Liaison	1408			3,665	
	Crime Prevention	1408			25,628	
	Administration	1410		5,000	21,420	
	Architect and Engineering Fees	1430		6,380	3,000	
	Site Improvements	1450		29,948	13,776	

CH16-006	Operations	1406	50,408	63,857	
Sunshine Terrace	Resident Initiatives Clerk	1408	37,188	7,096	
	Mental Health Liaison	1408		5,154	
	Crime Prevention	1408		36,040	
	Security Guards	1408			
	Administration	1410			
	Architect and Engineering Fees	1430	8,971	4,486	
	Site Improvements	1450	40,000	18,400	
	Dwelling Structures	1460	100,553	46,254	
		Subtotal for CH16-006		237,120	181,287
CH16-008	Special Duty Police	1408		2,146	
Lindoh Towers	Resident Initiatives Clerk	1408			
	Crime Prevention	1408			
	Administration	1410			
	Subtotal for CH16-008		-	2,146	
CH16-010	Operations	1406	99,602		
Sawyer Manor	Special Duty Police	1408		12,448	
	Resident Initiatives Clerk	1408	100,000		
	Administration	1410		12,903	
	Architect and Engineering Fees	1430	19,538	10,000	
	Site Improvements	1450	56,092	25,802	
	Dwelling Structures	1460	250,000	115,000	
		Subtotal for CH16-010		525,232	176,153

CH16-012	Operations	1406	58,591	63,857
Jenkins Terrace	Resident Initiatives Clerk	1408	69,303	7,649
	Mental Health Liaison	1408		5,555
	Crime Prevention	1408		
	Administration	1410		
	Architect and Engineering Fees	1430	9,669	5,000
	Site Improvements	1450	26,484	12,183
	Dwelling Structures	1460	125,000	57,500
	Demolition	1485		1,000,000
	Subtotal for CH16-012		289,047	1,151,744
CH16-014	Operations	1406	40,936	63,857
Worley Terrace	Resident Initiatives Clerk	1408	64,137	8,910
	Mental Health Liaison	1408		6,471
	Crime Prevention	1408		45,250
	Security Guards	1408		
	Architect and Engineering Fees	1430	11,264	5,500
	Site Improvements	1450	26,471	12,177
	Dwelling Structures	1460	150,000	69,000
	Subtotal for CH16-014		292,808	211,165
CH16-015	Operations	1406	17,122	63,858
Sunshine Annex	Resident Initiatives Clerk	1408	29,334	5,047
	Crime Prevention	1408		25,630
	Security Guards	1408		
	Architect and Engineering Fees	1430	6,380	3,190
	Site Improvements	1450	19,948	9,176
	Dwelling Structures	1460	80,000	36,800
	Subtotal for CH16-015		152,784	143,701

CH16-018	Resident Initiatives Clerk	1408	16,766	
Scattered Sites I	Crime Prevention	1408		
	Administration	1410		
	Architect and Engineering Fees	1430	5,533	2,545
	Site Improvements	1450	26,674	12,270
	Dwelling Structures	1460	125,000	57,500
	Subtotal for CH16-018		173,973	72,315
CH16-020	Resident Initiatives Clerk	1408	56,855	10,251
Marion Square	Mental Health Liaison	1408		6,987
	Crime Prevention	1408		
	Administration	1410		35,343
	Architect and Engineering Fees	1430	12,161	6,500
	Site Improvements	1450	40,527	18,642
	504 Conversion	1460	150,000	69,000
Subtotal for CH16-020		259,543	146,723	
CH16-021	Resident Initiatives Clerk	1408	16,766	
Scattered Sites II	Mental Health Liaison	1408		3,665
	Crime Prevention	1408		
	Administration	1410		
	Architect and Engineering Fees	1430	5,532	2,545
	Site Improvements	1450	26,674	12,270
	Dwelling Structures	1460	125,000	57,500
Subtotal for CH16-021		173,972	75,980	

OH16028	Resident Initiatives Clerk	1408	12,084	
Ohio Town Houses	Crime Prevention	1408		
	Architect and Engineering Fees	1430	3,987	1,834
	Site Improvements	1450	32,468	14,955
	Dwelling Structures	1460	30,000	13,800
	Subtotal for OH16028		78,539	30,589
OH16033	Resident Initiatives Clerk	1408	18,459	
Kernore Square	Crime Prevention	1408		
	Architect and Engineering Fees	1430	2,791	1,284
	Site Improvements	1450	13,727	6,314
	Dwelling Structures	1460	30,000	13,800
	Subtotal for OH16033		64,977	21,388
OH16034	Resident Initiatives Clerk	1408	10,875	
Irland Meadows	Crime Prevention	1408		
	Architect and Engineering Fees	1430	3,589	1,651
	Site Improvements	1450	16,221	7,462
	Dwelling Structures	1460	134,989	62,075
	Subtotal for OH16034		165,624	71,188

CH16-035	Resident Initiatives Clerk	1408	20,573	
Post Oak Station I	Crime Prevention	1408		
	Administration	1410	9,394	38,709
	Architect and Engineering Fees	1430	3,489	1,605
	Site Improvements	1450	20,000	9,200
	Dwelling Structures	1460	34,669	15,943
	Subtotal for CH16-035		88,115	65,457
CH16-037	Resident Initiatives Clerk	1408	37,552	
Genew Estates	Crime Prevention	1408		
	Administration	1410	6,688	53,091
	Architect and Engineering Fees	1430	2,492	1,146
	Site Improvements	1450	12,179	8,759
	Subtotal for CH16-037		58,911	62,996
CH16-038	Operations	1406	40,222	63,858
Maplewood Heights	Resident Initiatives Clerk	1408		2,799
	Administration	1410		53,091
	Architect and Engineering Fees	1430	3,539	1,630
	Site Improvements	1450	15,440	7,102
	Dwelling Structures	1460	77,861	18,400
	Subtotal for CH16-038		137,062	146,880

CH16-039	Operations	1406	48,482	63,858
Bollinger Tower	Resident Initiatives Clerk	1408		3,943
	Crime Prevention	1408		
	Security Guards	1408		
	Administration	1410		25,398
	Architect and Engineering Fees	1430	4,984	2,293
	Site Improvements	1450	18,085	8,319
	Dwelling Structures	1460	60,000	27,600
	Subtotal for CH16-039		131,551	131,411
CH16-040	Resident Initiatives Clerk	1408	18,005	
Eastmor Square	Crime Prevention	1408		
	Administration	1410	5,000	22,185
	Architect and Engineering Fees	1430	2,642	1,215
	Site Improvements	1450	11,385	5,237
	Dwelling Structures	1460	30,000	13,800
	Subtotal for CH16-040		67,032	42,437
CH16-041	Resident Initiatives Clerk	1408	14,078	
Reeb-Hsack	Crime Prevention	1408		
	Administration	1410	3,612	53,091
	Architect and Engineering Fees	1430	1,346	1,132
	Site Improvements	1450	11,083	5,088
	Dwelling Structures	1460	10,000	4,600
	Subtotal for CH16-041		40,119	63,921

CH16-042	Resident Initiatives Clerk	1408	17,552		
Canorby Court	Crime Prevention	1408			
	Administration	1410	6,688	22,185	
	Architect and Engineering Fees	1430	2,492	1,146	
	Site Improvements	1450	12,178	8,759	
	Dwelling Structures	1460	20,000	9,200	
	Subtotal for CH16-042		58,910	41,290	
CH16-043	Resident Initiatives Clerk	1408	32,990		
Thorwood Commons	Crime Prevention	1408			
	Administration	1410	5,504	111,843	
	Architect and Engineering Fees	1430	4,286	1,972	
	Site Improvements	1450	17,153	7,890	
	Dwelling Structures	1460	50,000	23,000	
	Subtotal for CH16-043		109,933	144,705	
CH16-044	Special Duty Police	1408		14,702	
Trevitt Heights	Resident Initiatives Clerk	1408	44,443		
	Mental Health Liaison	1408		3,923	
	Crime Prevention	1408			
	Administration	1410		22,083	
	Architect and Engineering Fees	1430	6,828	3,141	
	Site Improvements	1450	46,976	21,610	
	Dwelling Structures	1460	60,000	27,600	
	Subtotal for CH16-044		158,247	93,059	

CH16-046	Resident Initiatives Clerk	1408		21,782	
Post Oak Station II	Administration	1410		10,434	38,658
	Architect and Engineering Fees	1430		3,888	1,788
	Site Improvements	1450		20,906	9,617
	Dwelling Structures	1460		40,000	18,400
	Subtotal for CH16-046			97,010	68,463
CH16-099	Operations	1406		53,147	63,858
Sawyer Tower	Special Duty Police	1408			42,065
	Resident Initiatives Clerk	1408			15,455
	Mental Health Liaison	1408			11,224
	Crime Prevention	1408			78,487
	Administration	1410			
	Architect and Engineering Fees	1430		5,782	2,680
	Site Improvements	1450		50,000	23,000
	Dwelling Structures	1460		78,439	250,000
	Subtotal for CH16-099			187,368	486,749
CH16-200	Architect and Engineering Fees	1430		120,000	55,200
Maintenance Building	Site Improvements	1450		500,000	223,687
	Dwelling Structures	1460		1,380,000	438,297
	Subtotal for CH16-200			2,000,000	717,184
	Totals			6,823,989	5,108,553
Signature of Executive Director and Date			Signature of Public Housing Director and Date		
X			X		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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² To be completed for the Performance and Evaluation Report

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Poinexter Village CH16-001	16-Sep-05			16-Sep-07			
Lincoln Park CH16-002	16-Sep-05			16-Sep-07			
Riverside-Bradley CH16-003	16-Sep-05			16-Sep-07			
Sunshine Terrace CH16-006	16-Sep-05			16-Sep-07			
Lincoln Towers CH16-008	16-Sep-05			16-Sep-07			
Sawyer Manor CH16-10A	16-Sep-05			16-Sep-07			
Jenkins Terrace CH16-012	16-Sep-05			16-Sep-07			
Worley Terrace CH16-014	16-Sep-05			16-Sep-07			
Sunshine Annex CH16-015	16-Sep-05			16-Sep-07			
Scattered Sites CH16-018	16-Sep-05			16-Sep-07			
Marion Square CH16-020	16-Sep-05			16-Sep-07			
Scattered Sites CH16-021	16-Sep-05			16-Sep-07			
Orio Townhouses CH16-028	16-Sep-05			16-Sep-07			

Kennore Square CH16033	16-Sep-05			16-Sep-07		
Indian Meadows CH16034	16-Sep-05			16-Sep-07		
Post Oak Station I CH16035	16-Sep-05			16-Sep-07		
Geniew Estates CH16037	16-Sep-05			16-Sep-07		
Maplewood Heights CH16038	16-Sep-05			16-Sep-07		
Bollinger Tower CH16039	16-Sep-05			16-Sep-07		
Eastmoor Square CH16040	16-Sep-05			16-Sep-07		
Redfishack CH16041	16-Sep-05			16-Sep-07		
Candy Court CH16042	16-Sep-05			16-Sep-07		
Thornwood Commons CH16043	16-Sep-05			16-Sep-07		
Trevitt Heights CH16044	16-Sep-05			16-Sep-07		
Sawyer Towers CH16199	16-Sep-05			16-Sep-07		
Maintenance Building CH16200	16-Sep-05			16-Sep-07		
Signature of Executive Director and Date						Signature of Public Housing Director and
X						X

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

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

OMB A

HA Name Columbus Metropolitan Housing Authority, Columbus, Ohio	Capital Fund Program Number OH16-R001-501-03
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input type="checkbox"/> Performance and Evaluation Report for Program year Ending 2003	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost
		Original	Revised ¹		
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-		-
3	1408 Management Improvements - Soft Costs	-	-		-
	Management Improvements - Hard Costs	-	-		-
4	1410 Administration	-	-		-
5	1411 Audit	-	-		-
6	1415 Liquidated Damages	-	-		-
7	1430 Fees and Costs	-	-		-
8	1440 Site Acquisition	-	-		-
9	1450 Site Improvement	-	-		-
10	1460 Dwelling Structures	-	-		-
11	1465-1 Dwelling Equipment - Nonexpendable	-	-		-
12	1470 Nondwelling Structures	-	-		-
13	1475 Nondwelling Equipment	-	-		-
14	1485 Demolition	-	-		-
15	1490 Replacement Reserve Nondwelling Equipment	-	-		-
16	1492 Moving to Work Demonstration	-	-		-
17	1495.1 Relocation Costs	-	-		-
18	1499 Development Activity	1,896,925	-		-
19	1502 Contingency (may not exceed 8% of line 19)	-	-		-
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,896,925	-		-
21	Amount of line 20 Related to LBP Activities	-	-		-
22	Amount of line 20 Related to Section 504 Compliance	-	-		-
23	Amount of line 20 Related to Security - Soft Costs	-	-		-
	Amount of line 20 Related to Security - Hard Costs	-	-		-
24	Amount of line 20 Related to Energy Conservation Measures	-	-		-
25	Collateralization Expenses or Debt Service	-	-		-

Signature of Executive Director and Date <input checked="" type="checkbox"/>	Signature of Public Housing Director and Date <input checked="" type="checkbox"/>
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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Previous edition is obsolete
² To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) **PART II: Supporting Pages**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual	
				Original	Revised ¹	Funds Obligated ²	
OH-16-202 New Maintenance Building	Crime Prevention Coordinator	1406		-	-	-	
	Off-Duty Police	1408		-	-	-	
	Resident Initiatives	1408		-	-	-	
	Security Guards	1408		-	-	-	
	Mental Health Liaison	1408		-	-	-	
	Crime Prevention	1408		-	-	-	
	Administration	1410		-	-	-	
	Architect and Engineering Fees	1430		-	-	-	
	Site Improvements	1450		-	-	-	
	Dwelling Structures	1460		-	-	-	
	Subtotal For OH 16-044			\$ -	\$ -	\$ -	
	OH-16-200 New Construction	Crime Prevention Coordinator	1406		-	-	-
		Off-Duty Police	1408		-	-	-
Resident Initiatives		1408		-	-	-	
Security Guards		1408		-	-	-	
Mental Health Liaison		1408		-	-	-	
Crime Prevention		1408		-	-	-	
Administration		1410		-	-	-	
Architect and Engineering Fees		1430		-	-	-	
Site Improvements		1450		-	-	-	
Dwelling Structures		1460		-	-	-	
Development Activities		1499		1,896,925	-	-	
Contingency		1502		-	-	-	
Subtotal For OH 16-200				\$ 1,896,925	\$ -	\$ -	
Grand Total			\$ 1,896,925	\$ -	\$ -		
Signature of Executive Director and Date			Signature of Public Housing Director and Date				
x			x				

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² To be completed for the Performance and Evaluation Report

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revi
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
	OH-16-200 New Construction	9/16/2005			9/16/2007		
Signature of Executive Director and Date				Signature of Public Housing Director and Date			
x				x			

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Previous edition is o

APPENDIX J

SITE BASED WAIT LIST ANALYSIS

**SITE BASED WAIT LIST ANALYSIS
JUNE 2003**

CMHA has had in its Annual Plan the goal of going to site based wait list at The Meadows, Post Oak and Poindexter. The only site that has implemented this is The Meadows with 95 units, which represents less than 3% of CMHA's current units. Because of the small number of units represented, CMHA is providing the following data to document and confirm CMHA's commitment to Fair Housing

To conform to 903.7 CFR, CMHA has reviewed its policy and data to make sure that it is consistent with racial, ethnic and disability data. Because The Meadows is a new development, there is no prior historic data to use in the analysis. However, 2000 Census data allows us to evaluate any trends that would lead to a possible fair housing issue that we should address because of the site based wait list policy.

The below chart shows the break down by race for Franklin County based on 2000 Census data and June 2003 tenants at The Meadows and CMHA public housing over all. This data indicates that CMHA is reaching a minority population based on those housed. In fact, when compared to the Franklin County minority population, CMHA has an over representative population of minorities compared to the 2000 Census data. The disability subset data for The Meadows is 5% of households while the Franklin County 2000 Census data is 9% for individuals.

It is CMHA's belief, based on this data, that the site based wait list used at The Meadows is fair and not creating any problems that CMHA should address at the present time.

Site	White	Black	American Indian	Hispanic	Asian Pacific
Franklin County	76%	18%	0%	2%	3%
The Meadows	24%	74%	1.00%	1%	0%
CMHA Overall	8%	90%	>.5%	>.5%	1%