

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

PHA Plans

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
(CMHA)**

Five-Year/Annual Plan Update
Annual Plan for Federal Fiscal Year 2004
(CMHA Fiscal Year 2005: July 1, 2004 through June 30, 2005)

CMHA Board Approved Version - April 20, 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: Cincinnati Metropolitan Housing Authority

PHA Number: OH - 004

PHA Fiscal Year Beginning: 07/2004

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
1635 Western Avenue, Cincinnati, OH 45214

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
16 West Central Parkway, Cincinnati, OH 45210
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA
16 West Central Parkway, Cincinnati, OH 45210
- PHA development management offices
The Admissions and Continued Occupancy Policy and Public Housing Lease are available for review at the following development management offices:
Beechwood, 330 Forest Avenue, Cincinnati, OH 45229
English Woods, 1990 Sutter Avenue, Cincinnati, OH 45225
Marquette Manor, 1999 Sutter Avenue, Cincinnati, OH 45225

Evanston, 1820 Rutland Avenue, Cincinnati, OH 45207
Findlater Gardens, 595 Strand Lane, Cincinnati, OH 45232
Maple Tower, 601 Maple Avenue, Cincinnati, OH 45229
Millvale, 3357 Beekman Street, Cincinnati, OH 45223
Park Eden, 2610 Park Avenue, Cincinnati, OH 45206
Pinecrest, 3951 West 8th Street, Cincinnati, OH 45205
President, 784 Greenwood, Cincinnati, OH 45229
Redding, 3700 Reading Road, Cincinnati, OH 45229
Riverview House, 2538 Hackberry Street, Cincinnati, OH 45206
San Marco, 1601 Madison Road, Cincinnati, OH 45206
Stanley Rowe, 1609 Linn Street, Cincinnati, OH 45214
Winton Terrace, 4848 Winneste Avenue, Cincinnati, OH 45232



Other (list below)

The Section 8 Administrative Plan is also available at:

Section 8 Department, 1635 Western Avenue, Cincinnati, OH 45214

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
(CMHA FISCAL YEARS 2001 - 2005)
[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)
CMHA will provide a quality, affordable living environment that recognizes our diverse socioeconomic population through responsible collaboration with the greater Hamilton County community.

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: Offered from relocation foreclosures and owner opt out of the contract.
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
CMHA will explore other opportunities for development.
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 91
Each year, CMHA will aim to obtain high-performer designation under the PHAS rating system.
 - Improve voucher management: (SEMAP score) 85
Each year, CMHA will aim to obtain high-performer designation under the SEMAP rating system.
 - 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)
- The Lincoln Court and Laurel Homes HOPE VI developments will be privately managed upon completion of the redevelopment.

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: ROC Program
 - Conduct outreach efforts to potential voucher landlords: Owners Assoc. Meetings / Better Housing League/ Greater Cinti/KY APT Owner Assoc.
 - Increase voucher payment standards equal to FMR
 - Implement voucher homeownership program: Housing Choice (FSS)
 - 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)

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)

Annual PHA Plan
PHA Fiscal Year 2004

[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

CMHA Scored 91 on its most recent Public Housing Assessment System evaluation.

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.

CMHA does much more than just provide affordable housing, it helps build communities. A community is a place where individuals come together to live, work and raise their families. It is a place where they make solid investments of their time, talent and wealth. At CMHA, we are dedicated to the basic premise that a good community needs a solid foundation.

From our redevelopment in the West End to our home purchase programs, we are empowering individuals and families to help build and foster healthy and stable communities.

CMHA's investment in Cincinnati's West End has created an incredible synergy that has attracted additional development and outside investment. In fact, CMHA has partnered with the Drees Company – one of the nation's largest home builders – to build 176 specially designed single-family homes at City West. This locally owned and family-run company was first involved in the West End at Longworth Square in 1993. Indeed, market forces have been unleashed and with them the tide has turned for a Cincinnati neighborhood.

CMHA has also broadened the range of affordable housing throughout Hamilton County by making it available in areas where none currently exist.

The old saying that "a rising tide lifts all boats" holds true with the mixed-income housing we are developing. Imagine this – market-rate homes standing side-by-side, integrated seamlessly with affordable housing – now open your eyes and see the results. There is no turning back. CMHA's commitment has not wavered. CMHA have made great strides in expanding the range of affordable housing options available to our customers. The one-size-fits-all

approach to affordable housing is no longer acceptable. As a member of the Greater Cincinnati community, we are doing our part to ensure that individuals and working families have access to quality affordable housing.

Below are some major highlights of CMHA activities planned for the upcoming fiscal year:

1. CAPITAL IMPROVEMENTS & CONVERSION ASSESSMENT

CMHA has established priorities to address capital funding to conduct modernization and other improvements to housing during the upcoming fiscal year. In accordance with the most recent guidelines established by HUD, CMHA will conduct a HUD-mandated conversion assessment, or study of its large housing developments to determine the feasibility of continued investment in capital improvements versus exploring other alternatives. The assessment will focus on English Woods, Millvale, Winton Terrace, and Findlater Gardens.

2. ENERGY CONSERVATION & UTILITY ALLOWANCES

CMHA establishes utility allowances to subsidize the cost of utility service for public housing families who have tenant-paid utilities. CMHA currently sends the full utility allowance to the utility provider on behalf of the tenant, which allows residents to receive some benefits from the utility provider. During a Rental Integrity Monitoring Review conducted in November 2003, the HUD Contractor performing the review recommended that CMHA should deduct the utility allowance from the Tenant Rent, including providing a reimbursement check directly to tenants who have utility allowances in excess of the Tenant Rent. CMHA has sought guidance from the United States Department of Housing & Urban Development (HUD) and the situation is currently under HUD review. If HUD should determine that CMHA should switch to deducting the utility allowance off of the Tenant Rent, then CMHA will amend its Admissions & Continued Occupancy Policy and Public Housing Lease within the timeframe identified. Otherwise, CMHA will continue paying the utility allowance to the utility provider on behalf of the tenant.

3. SENIOR HOUSING DEVELOPMENT

CMHA is developing a new senior apartment building in the City of Springdale, Ohio in northern Hamilton County named Baldwin Grove. Occupancy is expected to take place during calendar year 2005. In 2002, CMHA signed a cooperation agreement with the city of Springdale to build a 100-unit elderly building on Springfield Pike. With this agreement, CMHA can better serve the affordable housing needs of the elderly in Northern Hamilton County. Planned development for the site also includes a 40-unit cottage-style community.

4. ELDERLY SERVICE COORDINATOR PROGRAM

For several years, CMHA has participated in the Elderly Service Coordinator Grant Program. The program subsidizes the salary and benefits of staff members involved in counseling & referring residents to community resources in several senior apartment communities. As directed by HUD PIH Notice 2003-22, housing authorities wishing to continue in the program must declare its intention in the Annual Plan. CMHA intends to continue the program and it is referenced in the Statement on Financial Resources and in the Housing Needs for the elderly & persons with disabilities.

5. OTHER ADMISSIONS & OCCUPANCY ISSUES

Minor adjustments are proposed for the CMHA Public Housing Lease including incorporating auditor's recommendation to clarify that the lease requires 14 days notice for reporting income & housing composition changes. Clarification is also made to indicate that tenants are responsible for fire damage regardless of how it occurred.

6. MAINTENANCE CHARGE SCHEDULE

CMHA is updating its' standard schedule of maintenance charges to reflect increases in the cost of utilities, labor, and materials.

7. HOUSING ADVISORY COUNCIL

CMHA actively participates in the local Housing Advisory Council in conjunction with representatives from the City of Cincinnati, Hamilton County, and representatives from major agencies involved in local housing & community development. The council was formed to address issues regarding affordable housing and improve local coordination of housing & community development initiatives. CMHA will continue to work with its community partners on building comprehensive housing policies that will strengthen neighborhoods, while protecting every citizen's right to choose where they want to live.

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:
(Attachment G)
- FY 2004 Capital Fund Program Annual Statement (Attachment A, Part I)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) - **Not Applicable**
- Analysis of Demographic Changes on Site-Based Waiting Lists (Attachment B)
- Implementation of Community Service Requirements (Attachment C)
- PHA Policy on Pet Ownership (Attachment D)
- Progress in Meeting 5-Year Plan Mission and Goals (Attachment E)
- Resident Membership of the PHA Governing Board (Attachment F)
- Membership of the Resident Advisory Boards (Attachment G)
- Performance & Evaluation Report (Attachment J)

Optional Attachments:

- PHA Management Organizational Chart - **Not Applicable**

- FY 2004 Capital Fund Program 5-Year Action Plan (Attachment A, Part II)
- Public Housing Drug Elimination Program (PHDEP) Plan: **(Not Applicable - Congress has eliminated the program.)**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Resident Assessment Sub-System Customer Satisfaction Follow-Up Plans (Attachment H)
 - Public Participation Process: (Attachment I)
- Replacement Housing Factor Plan (Attachment K)

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
o	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
o	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
o	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
o	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
o	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
o	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
o	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
o	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
o	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
o	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
o	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
o	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
o	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
o	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
o	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
o	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
o	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
o	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
o	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
o	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
o	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
o	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
o	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
o	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
o	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
o	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	grant and most recently submitted PHDEP application (PHDEP Plan)	
ø	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	32,331	5	5	2	5	4	5
Income >30% but <=50% of AMI	15,506	5	5	2	5	4	5
Income >50% but <80% of AMI	18,110	5	5	2	5	4	5
Elderly	18,574	5	5	2	5	4	5
Families with Disabilities	25,182	5	5	2	5	4	5
Race/Black (<=80AMI)	32,318	5	5	2	5	4	5
Race/White (<=80AMI)	32,134	5	3	2	3	3	1
Race/Asian P.I. (<=80AMI)	432	5	5	2	5	4	5
Race/Am. Indian (<=80AMI)	219	5	5	2	5	4	5
Hispanic (<=80AMI)	427	5	5	2	5	4	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 1998
- Other housing market study: (Greater Cincinnati/Northern Kentucky Apartment Association Market Study)
Indicate year: 2003
- Other sources: (list and indicate year of information)

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			
<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	350		1,425
Extremely low income <=30% AMI	234	66.95%	
Very low income (>30% but <=50% AMI)	79	22.50%	
Low income (>50% but <80% AMI)	33	9.33%	
Families with children	161	46.00%	
Elderly families	26	7.42%	
Families with Disabilities	123	35.00%	
White	35	10.00%	
Black	312	89.14%	
Native American	1	0.004%	
Asian	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	163	46.57%	436
2 BR	111	31.71%	500
3 BR	57	16.29%	349
4 BR	15	4.28%	121
5 BR	3	0.01%	9
5+ BR	1	0.003%	10

Housing Needs of Families on the Waiting List	
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	
Not Applicable	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2889		1,169
Extremely low income <=30% AMI	2402	83.14%	
Very low income (>30% but <=50% AMI)	305	10.56%	
Low income (>50% but <80% AMI)	91	3.15%	
Families with children	1688	58.43%	
Elderly families	119	4.12%	
Families with Disabilities	250	8.65%	
White	298	10.31%	
Black	2507	86.78%	
Native American	0	0.00%	
Asian	5	0.17%	
Hawaiian/Pacific	4	0.14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

Housing Needs of Families on the Waiting List			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-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)
Apply for special grants to provide independent living support services for the elderly (e.g., Congregate Housing Programs, Service Coordinator Program, Resident Opportunities & Self-Sufficiency Program, etc.).

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)
Seek funding for independent living support services for persons with disabilities (e.g., Congregate Housing Programs, Service Coordinator Program, Resident Opportunities & Self-Sufficiency Program, etc.).

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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*	\$19,748,244	
b) Public Housing Capital Fund	\$16,794,000	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$45,800,652	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-sufficiency Grants	\$0	
h) Community Development Block Grant	\$0	N/A
i) HOME	\$0	N/A
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$200,000	Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	\$180,000	Public Housing Supportive Services
d) HOPE VI Revitalization	\$11,389,913	Public Housing Capital Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
a) Rental Income	\$12,484,827	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities	\$147,174	Public Housing Operations
b) Non-dwelling Rental	\$33,798	Other
c) Interest & Other Income	\$1,111,025	Other
5. Non-federal sources (list below)		
Total resources	\$107,889,633	

*Anticipated Operating Fund includes \$163,072 for the Elderly Service Coordinator Program as directed by HUD PIH Notice 2003-22.

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)
As soon as possible after the filing of application.
- 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? When necessary.
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) When necessary.

(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)
CMHA Crosley Commons II, 1635 Western Avenue, Cincinnati, OH 45214
- 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? 30

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? 1
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
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): CMHA Leasing Department
1635 Western Avenue, Cincinnati, OH 45214

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will 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)
1. CMHA will have an incentive transfer program whereby residents at non-scattered site residents have an opportunity to transfer to a scattered site.
 2. If a family is overhoused or underhoused but not outside the minimum or maximum occupancy standards for the unit, then the transfer will be processed at a rate of 1 transfer for every 4 new admissions.
 3. A transfer to avoid concentrations of the most economically and socially deprived residents will be processed at a rate of 1 transfer for every 4 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)

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.

- 2 Working Family
- 3 Date and Time
- 1 Income Tier

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 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OH 4-2 English Woods	704		Use of deconcentration policies (See Attachment F)
OH 4-5 Millvale South	273		Use of deconcentration policies (See Attachment F)
OH 4-8 Laurel Homes	236	HOPE VI development.	
OH 4-17 Stanley Rowe	64		Use of deconcentration policies (See Attachment F)
OH 4-23 N/C-City/67	26		Use of deconcentration policies (See Attachment F)
OH 4-28 Webman Court/Dixie	12		Use of deconcentration policies (See Attachment F)
OH 4-29 Quebec Road/Clinton	76		Use of deconcentration policies (See Attachment F)
OH 4-30 A/R-City/68	53		Use of deconcentration policies (See Attachment F)
OH 4-36 Horizon Hills	32		Use of deconcentration policies (See Attachment F)
OH 4-38 NC-City/79	39		Use of deconcentration policies (See Attachment F)
OH 4-40 APT A/R-City/79	184		Use of deconcentration policies (See Attachment F)
OH 4-42 A/R-County/86	39		Use of deconcentration policies (See Attachment F)
OH 4-43 A/R-City/86	47		Use of deconcentration policies (See Attachment F)
OH 4-44 A/R-County/88	49		Use of deconcentration policies (See Attachment F)
OH 4-45 A/R-City/88	43		Use of deconcentration policies (See Attachment F)
OH 4-46 A/R-County2/88	47		Use of deconcentration policies (See Attachment F)

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? (When necessary)
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) (When necessary)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Upon Request by Landlord as described in conforming rule #3
Address

(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)
When the waiting list is open, prospective applicants must call and have an application sent to them.

(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: As Requested by applicant

(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)
Families and single persons who are elderly or disabled will be given preference over other singles.

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

NOT APPLICABLE

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)

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:

- 20% of income from employment is disregarded from the rent calculation
- 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)
Residents paying child support may receive a deduction of up to \$480 in their adjusted income for purposes of calculating rent.

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)

The ceiling rents were determined after reviewing a number of the above factors.

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)_____
- Other (list below)
Anytime there is a change in income source.

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)
A variety of factors were considered in establishing flat rents, including examining the Fair Market Rents, the quality of the unit, and the quality of the housing.

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.

Payment standards are to be established in consultation with Consolidated Plan jurisdiction. Section 8 Administrative Plan is to be updated to reflect adjustments in payment standards prior to implementation.

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 (exception rents up to 110% of FMR allowed in certain low property neighborhoods)

- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
Exception rent allowed in certain low property neighborhoods.

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

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

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

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

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

- Annually
- Other (list below)

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

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

(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)

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Resident Service Delivery Model - Elderly/Disabled Services		
Service Coordinator		
Congregate Housing Services Program		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. 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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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)

-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 (state name: Attachment A)

-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: Laurel Homes
2. Development (project) number: OH 4-8
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

1. Development name: Lincoln Court
2. Development (project) number: OH 4-4
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:

Springdale – 100 units Elderly Building, plan submitted waiting for approval.

- 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:

Scattered Sites 100 units – new development – plan approved.

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. X 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 X 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: Pinecrest 1b. Development (project) number: OH 4-26
2. Activity type: Demolition <input type="checkbox"/> Disposition X
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application X
4. Date application approved, submitted, or planned for submission: <u>(12/01/03)</u>
5. Number of units affected: 18 6. Coverage of action (select one) X Part of the development <input type="checkbox"/> Total development Explanation: Conversion of 18 one-bedroom units into 9 two-bedroom units.
7. Timeline for activity: a. Actual or projected start date of activity: 4/1/04 b. Projected end date of activity: 9/30/04

Demolition/Disposition Activity Description
1a. Development name: English Woods Addition 1b. Development (project) number: OH 4-14
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Unknown</u>
5. Number of units affected: 12 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development Explanation: Hillside deterioration. Estimated cost \$58,000
7. Timeline for activity: a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

Demolition/Disposition Activity Description
1a. Development name: Quebec Court 1b. Development (project) number: OH 4-29
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Unknown</u>
5. Number of units affected: 2 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development Explanation: Hillside deterioration.
7. Timeline for activity: a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

Demolition/Disposition Activity Description	
1a. Development name: Millvale North	
1b. Development (project) number: OH 4-06	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition X	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application X	
4. Date application approved, submitted, or planned for submission: <u>Unknown</u>	
5. Number of units affected: 10	
6. Coverage of action (select one)	
X Part of the development	
<input type="checkbox"/> Total development	
Explanation: Sale to Cincinnati Public Schools for new elementary school.	
7. Timeline for activity:	
a. Actual or projected start date of activity: Unknown	
b. Projected end date of activity: Unknown	

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: Lincoln Court 1b. Development (project) number: OH 4-04
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> - Effective July 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
5. If approved, will this designation constitute a (select one) Not applicable <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 54 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Maple Tower 1b. Development (project) number: OH 4-19
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> - Effective July 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
5. If approved, will this designation constitute a (select one) Not Applicable <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Park Eden 1b. Development (project) number: OH 4-22
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> - Effective January 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
5. If approved, will this designation constitute a (select one) Not Applicable <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 177 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Balwin Grove	
1b. Development (project) number: (unassigned as of April 2004)	
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"/> - Effective January 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/01/04)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 140	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Pinecrest	
1b. Development (project) number: OH 4-26	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/01/04)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 200	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Redding	
1b. Development (project) number: OH 4-20	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/01/04)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
10. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Evanston	
1b. Development (project) number: OH 04-41	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/01/04)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
11. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Another Building (to be named)	
1b. Development (project) number: OH 04-41	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(05/01/04)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
12. Number of units affected: 100	
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.)

CMHA will undertake an assessment in accordance with guidelines issued in the most recent HUD notices and regulations regarding the conversion assessment.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THE REST OF THIS SECTION BELOW (STREAMLINED SUBMISSION).

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: English Woods 1b. Development (project) number: OH 4-02
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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)
 CMHA is working on a future HOPE VI application projected to be submitted during the fiscal year.

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

Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

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

1. Must be a Section 8 participant in good standing
2. Must be enrolled in Family Self-Sufficiency (FSS) or a former participant who completed the FSS program and continues to receive rental subsidy.
3. Must be Homeownership Ready - meet the minimum annual income requirement of \$18,000 earned income and have maintained stable, full-time employment for at least 2 years.
4. Each family must have at least \$500 in a savings account (based on the requirement to contribute at least one percent of the purchase price from personal resources).

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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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)

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)

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)]

This section is reserved for the Pet Policy information requested by HUD for the Annual Plan. As of April 2004, HUD has not updated this section of the Annual Plan template. However, relevant information concerning CMHA's Pet Policy is contained in Attachment E: PHA Policy on Pet Ownership. CMHA also has a more detailed Pet Policy that is available for local review.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications will be 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? 2
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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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?

No written comments were received regarding the PHA Plan from the Advisory Board's.

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

- Attached at Attachment (File name)
 Provided below:

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

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

- Other: (list below)

Not applicable

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.)

The resident who serves on CMHA's Board of Commissioners is appointed by the Mayor of the City of Cincinnati with the advice and consent of the Cincinnati City Council.

3. Description of Resident Election Process

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

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

- b. Eligible candidates: (select one) N/A

- 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) N/A

- 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)

City of Cincinnati, Ohio

Hamilton County, Ohio

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Modernizing obsolete housing
Promote income deconcentration
Providing support for self-sufficiency and supportive services programs
HOPE VI redevelopment
- Other: (list below)

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

Both the City of Cincinnati and Hamilton County are providing support for CMHA's HOPE VI redevelopments. The City of Cincinnati's participation in the redesign of the streets, parks, and other amenities will allow the transformation of the West End neighborhood where the Lincoln Court and Laurel Homes HOPE VI developments are located. Hamilton County is supporting the HOPE VI redevelopment by providing funding for affordable housing in areas of the county outside the City of Cincinnati, which will provide housing opportunities for residents leaving the HOPE VI properties. CMHA is looking forward to expanding its relationship with the City and Cincinnati and Hamilton County to other areas as well. In March 2003, CMHA and the City of Cincinnati established a housing advisory committee to strengthen local housing programs and representatives from Hamilton County also participate.

D. Other Information Required by HUD

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

DEFINITIONS OF SUBSTANTIAL DEVIATION TO THE FIVE-YEAR PLAN AND SIGNIFICANT MODIFICATION TO THE ANNUAL PLAN

In accordance with 24 CFR §903.7 (r)2, which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation to the Five-Year Plan and Annual Plan, the following definitions are offered:

Substantial Deviation

A substantial deviation is a change in a goal identified in the Five-Year Plan. This would involve checking or un-checking a goal identified in CMHA's current Five-Year Plan.

A "substantial deviation" does not relate to meeting identified objectives or delays in implementation of an objective due to major changes in funding sources, emergencies, or other circumstances beyond CMHA's control.

Significant Amendment

A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.
5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.
6. Changes that are due to factors outside of CMHA's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.
7. Technical amendments to correct grammar & spelling mistakes; to adjust the plan document to match the intended board policy as documented by board resolutions & minutes that inadvertently left out; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing & population characteristics.

Attachments

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

ATTACHMENT A: CAPITAL FUND PROGRAM ANNUAL STATEMENT

PHA Plan Table Library

Component 7

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004504 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	930,000			
3	1408 Management Improvements Soft Costs	387,000			
	Management Improvements Hard Costs	0			
4	1410 Administration	1,037,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	160,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,657,000			
10	1460 Dwelling Structures	8,223,000			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P004504 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	--	----------------------------------

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
11	1465.1 Dwelling Equipment—Nonexpendable	0	
12	1470 Nondwelling Structures	0	
13	1475 Nondwelling Equipment	0	
14	1485 Demolition	0	
15	1490 Replacement Reserve	0	
16	1492 Moving to Work Demonstration	0	
17	1495.1 Relocation Costs	0	
18	1499 Development Activities	4,400,000	
19	1502 Contingency	0	
	Amount of Annual Grant: (sum of lines.....)	16,794,000	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security –Soft Costs	126,000	
	Amount of Line XX related to Security-- Hard Costs		
	Amount of line XX Related to Energy Conservation Measures	75,000	
	Collateralization Expenses or Debt Service		

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004504 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH 4-1 WINTON TERRACE	Wall repairs/baths/painting Boilers		1460 1460		396,000 190,000				
OH 4-2 ENGLISH WOODS	Demolitions		1450		1,600,000				
OH 4-14 ENGLISH WOODS	Tuckpointing/sealing		1460		211,000				
OH 4-3/8 LAUREL HOMES	Interior repairs/painting		1460		230,000				
OH 4-5/6 MILLVALE	Exterior painting/caulking Interior painting/wall repairs		1460 1460		88,000 286,000				
OH 4-7 THE BEECHWOOD	Tuckpointing/expansion joints/cleaning/sealing Hi-Rise		1460		396,000				
OH 4-10/13 FINDLATER GARDENS	Comp. Mod.		1460		5,000,000				
OH 4-17 STANLEY ROWE	Security Fence		1450		57,000				
OH 4-23 SCATTERED SITES	Rehab 2 duplexes/4 unit bldg.		1460		211,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004504 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH 4-25 THE RIVERVIEW	Carpet Repair Common area ventilation		1460		38,000				
			1460		88,000				
OH 4-26 THE PINECREST	Exterior tuckpointing, expansion joints/seal Hi-Rise		1460		404,000				
OH 4-40 EDEN BLDG./ WASHINGTON TERRACE	Rehab 2 scattered sites homes		1460		80,000				
OH 4-47 LINCOLN PHASE I	47 Unit High-rise				0				
OH 4-48 LINCOLN PHASE II	56 Units				0				
Oh 49 LINCOLN PHASE III	40 Units				0				
OH 50 LAUREL HOMES PHASE I	62 Units				0				
OH 4-42 & 51 SCATTERED SITES	Rehab 7 scattered sites units		1460		225,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OH10P004504 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-1 WINTON TERRACE	9/30/06						
OH 4-2 ENGLISH WOODS	9/30/06						
OH 4-14 ENGLISH WOODS	9/30/06						
OH 4-3/8 LAUREL HOMES	9/30/06						
OH 4-5/6 MILLVALE	9/30/06						
OH 4-7 THE BEECHWOOD	9/30/06						
OH 4-10/13 FINDLATER GARDENS	9/30/06						
OH 4-17 STANLEY ROWE	9/30/06						
OH 4-23 SCATTERED SITES	9/30/06						
OH 4-25 THE RIVERVIEW	9/30/06						
OH 4-26 THE PINCREST	9/30/06						

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OH10P004504 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-40 EDEN BLDG./WASHINGTON TERRACE	9/30/06						
OH 4-42-46 & 51 SCATTERED SITES	9/30/06						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name CINCINNATI METROPOLITAN HOUSING AUTHORITY						X Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
OH 4-1 WINTON TERRACE		16,800	186,000	0	96,000	
OH 4-2 ENGLISH WOODS		0	2,700,000	1,600,000	0	
OH 4-14 ENGLISH WOODS		38,000	0	0	376,000	
OH 4-3/8 LAUREL HOMES		0	0	28,000	0	
OH 4-5/6 MILLVALE		0	0	6,000,000	4,500,000	
OH 4-7 THE BEECHWOOD		0	592,000	0	0	
OH 4-10/13 FINDLATER GARDENS		5,000,000	5,000,000	0	0	
OH 4-11 MARQUETTE MANOR		0	0	254,000	0	
OH 4-16 SETTY KUHN		0	94,000	0	106,000	
OH 4-17 STANLEY ROWE		327,000	188,000	0	0	

OH 4-18 MARIANNA TERRACE		460,000	0	100,000	0
OH 4-19 MAPLE TOWER		178,000	0	0	0
OH 4-20 THE REDDING		222,000	0	0	0
OH 4-21 THE PRESIDENT		180,000	0	0	0
OH 4-22 PARK EDEN		193,000	37,000	0	0
OH 4-23 SCATTERED SITES		68,000	0	126,000	0
OH 4-25 THE RIVERVIEW		37,000	208,000	0	0
OH 4-26 THE PINECREST		0	0	198,000	0
OH 4-28 WEBMAN COURT		0	0	22,000	0
OH 4-29 QUEBEC/CLINTON SPRINGS		29,000	0	194,000	0
OH 4-20 SCATTERED SITES		160,000	0	187,000	0
OH 4-36 HORIZON HILLS		92,000	0	0	42,000
OH 4-37 SAN MARCO		0	200,000	80,000	0
OH 4-38 SCATTERED SITES		0	84,000	0	300,000
OH 4-39 MANVILLE, PAT. GARDENS, BEACON GLEN, LEDGEWOOD		0	316,000	0	0

OH 4-40 EDEN BLDG./WASH. TERRACE		91,000	293,000	240,000	0
OH 4-41 THE EVANSTON		36,000	0	201,000	0
OH 4-42-46 & 51 SCATTERED SITES		472,000	139,000	240,000	0
OH 4-47 LINCOLN PHASE I		0	0	0	
OH 4-48 LINCOLN PHASE II		0	0	0	
Oh 49 LINCOLN PHASE III		0	0	0	
OH 50 LAUREL HOMES PHASE I		0	0	0	
Physical Improvement Subtotal		7,599,800	10,037,000	9,470,000	5,420,000
Management Improvement		387,000	387,000	387,000	387,000
HA Wide Non- Dwelling Structures and Equipment		930,000	930,000	930,000	930,000
Administration		1,037,000	1,037,000	1,037,000	1,037,000
Other		160,000	160,000	160,000	160,000
Demolition		0	2,700,000	1,600,000	0
Mod Use for Development		4,200,000	3,900,000	4,100,000	3,600,000
Total CFP Funds (Est.)		14,693,800	16,831,000	16,464,000	15,114,000
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: 2005 FFY Grant: PHA FY:		Activities for Year: 2006 FFY Grant: PHA FY:	
	OH 4-1 Winton Terrace		OH 4-1 Winton Terrace	
	Interior painting	16,800	Boilers/Heat controls	186,000
	OH 4-2 English Woods		OH 4-2 English Woods	
		0	Demolition	2,700,000
	OH 4-14 English Woods		OH 4-14 English Woods	
	Site work/hillside	38,000		0
	OH 4-3/8 Laurel Homes		OH 4-3/8 Laurel Homes	
		0		0
	OH 4-5/6 Millvale		OH 4-5/6 Millvale	
		0		0
	OH 4-7 The Beechwood		OH 4-7 The Beechwood	
		0		0
	OH 4- 10/13 Findlater Gardens		OH 4-10/13 Findlater Gardens	
	Comp. Mod	5,000,000	Comp. Mod	5,000,000
	OH 4-11 Marquette Manor		OH 4-11 Marquette Manor	
		0		0
	OH 4-16 Setty Kuhn		OH 4/11 Setty Kuhn	
		0	Interior painting/wall repair	94,000
	OH 4-17 Stanley Rowe		OH 4-17 Stanley Rowe	
	Interior wall repair/painting	327,000	Bldg. A-exterior expansion joints/sealing	188,000
	OH 4-18 Marianna Terrace		OH 4-18 Mariana Terrace	

	Tuckpointing/sealing		460,000			0
	OH 4-19 Maple Tower			OH 4-18 Maple Tower		
	Interior wall repairs/painting		178,000			0
	OH 4-20 The Redding			OH 4-20 The Redding		
	Seal parking area over garage		28,000			
	Interior painting wall repairs		194,000			0
	OH 4-21 The President			OH 4-21 The President		
	Interior painting/wall repairs		180,000			0
	OH 4-22 Park Eden			OH 4-22 Park Eden		
	Interior painting/wall repairs		193,000	Parking lot repairs/sealing		37,000
	OH 43- Scattered Sites			OH 4-23 Scattered Sites		
	Rehab 2 scattered sites homes		68,000			0
	OH 4-25 The Riverview			OH 4-25 The Riverview		
	Parking lot-driveway repairs/sealing		37,000	Painting/wall repairs		208,000
	OH 4-26 The Pinecrest			OH 4-26 The Pinecrest		
			0			0
	OH 4-28 Webman Court			OH 4-28 Webman Court		
			0			0
	OH 4-29 Quebec/Clinton Springs			OH 4-29 Quebec/Clinton Springs		
	Hillside/fencing		29,000			0
	OH 4-30 Scattered Sites			OH 4-30 Scattered Sites		
	Comp. Mod (4 scattered sites)		160,000			0
	Oh 4-36 Horizon Hills			OH 4-36 Horizon Hills		
	Painting/interior repairs		92,000			0

OH 4-37 San Marco		0	OH 4-37 San Marco		
			Kitchen floor replacement		200,000
OH 4-38 Scattered Sites		0	OH 4-38 Scattered Sites		
			Roof replacement		84,000
<i>OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood</i>		0	<i>OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood</i>		
			Painting/interior wall repairs		316,000
<i>OH 4-40 Eden Bldg./Washington Terrace</i>			OH 4-40 Eden Bldg./Washington Terrace		
Rehab 3 scattered sites homes		240,000			0
<i>OH 4-41 The Evanston</i>			OH 4-41 The Evanston		
Parking lot repairs		36,000			0
<i>OH 4-42 & 51 Scattered Sites</i>			OH 4-42 & 51 Scattered Sites		
Rehab 12 scattered sites		472,000	Sidewalk/driveway repairs		42,000
			Roof replacement		97,000

AGENCY WIDE	
Computer & Technical Upgrade	780,000
Maintenance/Management Equipment	60,000
Vehicles	90,000
Resident Initiative & Economic Dev.	200,000
Security Guards at High-rises	126,000
Training for Staff & Resident	25,000
One Accountant	36,000
Non Technical Salaries	540,000
Travel	20,000
Telephone Expense for CGP	16,000
Advertising	12,000
Fringe Benefits	223,000
Technical Salaries	226,000
Architect Consultant	120,000
Hazard Material Consultant	40,000
Hazard Material Abatement	130,000
Impact Maintenance	100,000
Life Safety Systems	75,000
HVAC	75,000
Contingency	0
Development	4,200,000

AGENCY WIDE	
Computer & Technical Upgrade	780,000
Maintenance/Management Equipment	60,000
Vehicles	90,000
Resident Initiative & Economic Dev.	200,000
Security Guards at High-rises	126,000
Training for Staff & Resident	25,000
One Accountant	36,000
Non Technical Salaries	540,000
Travel	20,000
Telephone Expense for CGP	16,000
Advertising	12,000
Fringe Benefits	223,000
Technical Salaries	226,000
Architect Consultant	120,000
Hazard Material Consultant	40,000
Hazard Material Abatement	130,000
Impact Maintenance	100,000
Life Safety Systems	75,000
HVAC	75,000
Contingency	0
Development	3,900,000

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

Activities for Year 1	Activities for Year: 2007 FFY Grant: PHA FY:			Activities for Year: 2008 FFY Grant: PHA FY:		
	OH 4-1 Winton Terrace		0	OH 4-1 Winton Terrace Site Work		96,000
	OH 4-2 English Woods Demolition		1,600,000	OH 4-2 English Woods		0
	OH 4-14 English Woods		0	OH 4-14 English Woods Interior Painting		376,000
	OH 4-3/8 Laurel Homes Roof PM/flashing		28,000	OH 4-3/8 Laurel Homes		0
	OH 4-5/6 Millvale Comp. Mod		6,000,000	OH 4-5/6 Millvale Comp. Mod.		4,500,000
	OH 4-7 The Beechwood		0	OH 4-7 The Beechwood		0
	OH 4- 10/13 Findlater Gardens		0	OH 4-10/13 Findlater Gardens		0

OH 4-11 Marquette Manor			OH 4-11 Marquette Manor	
Interior painting		218,000		
Carpet replacement		36,000		0
OH 4-16 Setty Kuhn			OH 4/11 Setty Kuhn	
		0	Site repair/sidewalks	94,000
OH 4-17 Stanley Rowe			OH 4-17 Stanley Rowe	
		0		0
OH 4-18 Marianna Terrace			OH 4-18 Mariana Terrace	
Interior painting		100,000		0
OH 4/19 Maple Tower			OH 4-18 Maple Tower	
		0		0
OH 4-20 The Redding			OH 4-20 The Redding	
		0		0
OH 4-21 The President			OH 4-21 The President	
		0		0
OH 4-22 Park Eden			OH 4-22 Park Eden	
		0		0
OH 43- Scattered Sites			OH 4-23 Scattered Sites	
Rehab 4 scattered sites homes		126,000		0
OH 4-25 The Riverview			OH 4-25 The Riverview	
		0		0

OH 4-26 The Pinecrest			OH 4-26 The Pinecrest	
Interior painting/wall repair		198,000		0
OH 4-28 Webman Court			OH 4-28 Webman Court	
Interior repairs/painting		22,000		0
OH 4-29 Quebec/Clinton Springs			OH 4-29 Quebec/Clinton Springs	
Interior repair/painting		194,000		0
OH 4-30 Scattered Sites			OH 4-30 Scattered Sites	
Roof replacements		187,000		0
Oh 4-36 Horizon Hills			OH 4-36 Horizon Hills	
		0	Replace garage doors	42,000
OH 4-37 San Marco			OH 4-37 San Marco	
Interior repair/painting		80,000		0
OH 4-38 Scattered Sites			OH 4-38 Scattered Sites	
		0	Comp. Mod	300,000
<i>OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood</i>			<i>OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood</i>	
<i>OH 4-40 Eden Bldg./Washington Terrace</i>			<i>OH 4-40 Eden Bldg./Washington Terrace</i>	

	Rehab 8 scattered sites		240,000		0
	<i>OH 4-41 The Evanston</i>			OH 4-41 The Evanston	
	<i>Interior repairs/painting</i>		201,000		0
	<i>OH 4-42 & 51 Scattered Sites</i>			OH 4-42 & 51 Scattered Sites	
	<i>Rehab 8 scattered sites</i>		240,000		0

AGENCY WIDE

Computer & Technical Upgrade	780,000
Maintenance/Management Equipment	60,000
Vehicles	90,000
Resident Initiative & Economic Dev.	200,000
Security Guards at High-rises	126,000
Training for Staff & Resident	25,000
One Accountant	36,000
Non Technical Salaries	540,000
Travel	20,000
Telephone Expense for CGP	16,00
Advertising	12,000
Fringe Benefits	223,000
Technical Salaries	226,000
Architect Consultant	120,000
Hazard Material Consultant	40,000
Hazard Material Abatement	130,000
Impact Maintenance	100,000
Life Safety Systems	75,000
HVAC	75,000
Contingency	0
Development	4,100,000

AGENCY WIDE

Computer & Technical Upgrade	780,000
Maintenance/Management Equipment	60,000
Vehicles	90,000
Resident Initiative & Economic Dev.	200,000
Security Guards at High-rises	126,000
Training for Staff & Resident	25,000
One Accountant	36,000
Non Technical Salaries	540,000
Travel	20,000
Telephone Expense for CGP	16,00
Advertising	12,000
Fringe Benefits	223,000
Technical Salaries	226,000
Architect Consultant	120,000
Hazard Material Consultant	40,000
Hazard Material Abatement	130,000
Impact Maintenance	100,000
Life Safety Systems	75,000
HVAC	75,000
Contingency	0
Development	3,600,000

ATTACHMENT B: ANALYSIS OF DEMOGRAPHIC CHANGES IN SITE-BASED WAITING LIST DEVELOPMENTS

Below is an analysis of demographic changes at the sites included under CMHA's site-based waiting lists using data that is consistent with that supplied for the Multi-Family Tenant Characteristics System (MTCS) from June 2000 - April 2004. Most site-based waiting lists contain several developments. For the most part, there have not been significant demographic changes in the waiting list areas. Some areas may appear to have significant changes in percent increases or decreases. However, a closer examination will show that these noticeable changes are misleading, due to the fact that changes in groups with low populations to begin with may appear to swing greatly with just a few move-ins or move-outs. Below is an explanation of some significant changes observed:

1. LINCOLN COURT

Lincoln Court is under a HOPE VI revitalization plan and is losing population as units are demolished. Re-built units will be part of a new development called City West. It is longer in existence as a public housing development.

2. ELDERLY COMMUNITIES

A slight decrease in the population of elderly communities has occurred due to on-going modernization, primarily at the Pinecrest apartment community.

3. LAUREL HOMES

Most of Laurel Homes is under a HOPE VI revitalization plan and is losing population as units are demolished. Re-built units will be part of a new development called City West.

4. WINTON TERRACE/FINDALTER GARDENS

A significant percentage increase in the Asian/Pacific Islander population occurred as the result of an influx of refugees from the Middle East.

5. ENGLISH WOODS/MILLVALE

Due to modernization work at Millvale and the market issues at English Woods, there has been a decline in population. Millvale units will come back as modernization is completed and the population will correspondingly increase. English Woods, along other larger developments, is being targeted for review under the conversion assessment.

General Information		Resident Population	Racial Characteristics								Disability Status*	
Waiting List Development Groups	Period	All Family Members	White	% White	Black	% Black	Native American	% Native American	Asian/Pacific Islander	% Asian/Pacific Islander	Disabled	% Disabled
104 - Lincoln Court	# as of 06/2000	781	3	0.40%	778	99.60%	0	0.00%	0	0.00%	104	0.00%
104 - Lincoln Court	# as of 04/2004	DEVELOPMENT/WAITING LIST NO LONGER EXISTS DUE TO HOPE VI REVITALIZATION**										
104 - Lincoln Court	% change	-----										
107- Elderly Program	# as of 06/2000	1639	238	14.50%	1396	85.20%	0	0.00%	5	0.30%	678	41.40%
107- Elderly Program	# as of 04/2004	1577	217	13.76%	1349	85.54%	1	0.06%	10	0.63%	609	38.62%
107- Elderly Program	% change	-3.78%	-8.82%	-5.10%	-3.37%	0.40%	NA	NA	100.00%	111.37%	-10.18%	-6.72%
108 - Laurel Homes	# as of 06/2000	977	5	0.50%	972	99.50%	0	0.00%	0	0.00%	140	14.30%
108 - Laurel Homes	# as of 04/2004	363	0	0.00%	363	100.00%	0	0.00%	0	0.00%	48	13.22%
108 - Laurel Homes	% change	-62.85%	-100.00%	-100.00%	-62.65%	0.50%	NA	NA	NA	NA	-65.71%	-7.55%
113 - Winton Terrace/Findlater	# as of 06/2000	3680	80	2.20%	3581	97.30%	1	0.00%	18	0.50%	262	7.10%
113 - Winton Terrace/Findlater	# as of 04/2004	3107	83	2.67%	2983	96.00%	1	0.00%	40	1.29%	252	8.11%
113 - Winton Terrace/Findlater	% change	-15.57%	3.75%	21.33%	-16.69%	-1.34%	-100.00%	0.00%	122.22%	158.00%	-3.81%	14.22%

General Information		Resident Population	Racial Characteristics								Disability Status	
Waiting List Development Groups	Period	All Family Members	White	% White	Black	% Black	Native American	% Native American	Asian/Pacific Islander	% Asian/Pacific Islander	Disabled	% Disabled
15 - English Woods/Millvale	# as of 06/2000	3143	108	3.40%	3024	96.20%	2	0.10%	9	0.30%	289	9.20%
15 - English Woods/Millvale	# as of 04/2004	2161	96	4.44%	2057	95.19%	4	0.18%	3	0.13%	171	7.91%
15 - English Woods/Millvale	% change	-31.24%	-11.11%	42.35%	-31.98%	-1.04%	50.00%	64.60%	-66.67%	-56.67%	-40.83%	-14.02%
22 - Park Eden Senior Building	# as of 06/2000	180	6	3.30%	173	96.10%	0	0.00%	0	0.00%	79	43.90%
22 - Park Eden Senior Building	# as of 04/2004	178	5	2.81%	173	97.19%	0	0.00%	0	0.58%	82	46.06%
22 - Park Eden Senior Building	% change	-1.11%	-33.33%	-14.84%	0.00%	1.13%	NA	NA	NA	NA	3.80	4.92%
30 - Scattered Sites East	# as of 06/2000	427	34	8.00%	393	92.00%	0	0.00%	0	0.00%	67	15.70%
30 - Scattered Sites East	# as of 04/2004	WAITING LIST DISCONTINUED**										
30 - Scattered Sites East	% change	-----										
39 - Scattered Sites North	# as of 06/2000	726	36	5.00%	683	94.10%	0	0.00%	7	1.00%	73	10.10%
39 - Scattered Sites North	# as of 04/2004	WAITING LIST DISCONTINUED**										
39 - Scattered Sites North	% change	-----										
13 - Scattered Sites Central	# as of 06/2000	1252	34	2.70%	1202	96.00%	0	0.00%	12	1.00%	101	8.10%
13 - Scattered Sites Central	# as of 04/2004	WAITING LIST DISCONTINUED**										
13 - Scattered Sites Central	% change	-----										
16 - Scattered Sites West	# as of 06/2000	374	26	7.00%	347	92.80%	0	0.00%	1	0.30%	47	12.60%
16 - Scattered Sites West	# as of 04/2004	WAITING LIST DISCONTINUED**										
16 - Scattered Sites West	% change	-----										

* Based on residents reporting receipt of Supplemental Security Income (SSI).

**Some waiting lists were discontinued due to demolition of the development(s) or to waiting list reorganization.

ATTACHMENT C: IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the CMHA's Public Housing Lease that was implemented effective July 1, 2000. However, pursuant to HUD guidance, CMHA delayed enforcement of the Community Service Requirement until July 1, 2001.

CMHA reminded residents of the Community Service Requirement in a resident newsletter in Late April 2001. Those residents who were required to complete the community service requirement will be informed on an individual basis as they are certified (new move-ins) or are re-certified (current residents) effective on or after July 1, 2001. CMHA will provide residents with lists of agencies that are willing to accept volunteers who are working to meet the community service requirement. CMHA will implement procedures to review resident compliance with the community service requirement and provide notices to residents who are not on schedule to meet the requirement before their next annual re-certification.

In December 2001, HUD issued a notice via Internet that explained that the Federal Fiscal Year 2002 Congressional Appropriations Bill for HUD that was signed by the President contained language that forbade enforcement of the Community Service Requirement during the next fiscal year, except for HOPE VI developments. Therefore, CMHA has only enforced the requirement at developments that are part of the HOPE VI revitalization program in 2002 through most of 2003. In 2003, in accordance with HUD regulations, CMHA providing notification and is again enforcing the community service requirement at all public housing developments.

ATTACHMENT D: PHA POLICY ON PET OWNERSHIP

SUMMARY OF THE PET POLICY ADOPTED BY THE CINCINNATI METROPOLITAN HOUSING AUTHORITY

CMHA's Pet Policy has been adopted as an addendum to the Public Housing Admissions and Continued Occupancy Plan and Public Housing Lease. All residents must obtain CMHA approval to have a pet reside in their unit. The pet policy shall include all City and County ordinances concerning pets. A pet is defined as a domesticated animal of a species that is commonly kept as a household pet in the community, which, in this policy, shall be limited to a cat, dog, caged bird, hamster, gerbil, mice and fish. The policy is related to the legitimate interest of CMHA in providing a safe and sanitary living environment for all residents, protecting and preserving the physical condition of the property, and the financial interest of CMHA.

The policy does not apply to service or companion animals owned by and necessary for persons with disabilities that reside in public housing or that visit CMHA properties. It does not limit or impair the rights of persons with disabilities, or affect any authority CMHA has to regulate service and companion animals that assist persons with disabilities.

Individual developments may designate no-pet areas, provided that the applicable rules are reasonable and do not conflict with any applicable Federal, State or local law or regulation governing the owning and keeping of pets in dwelling accommodations and the essential terms of this policy.

A resident who desires to have a pet must apply in writing at the resident management office. All pets must be registered with CMHA before they are brought onto the premises and a nominal pet deposit must be paid. Residents needing a pet due to a disability will not be required to pay a deposit. A resident who claims to have a disability requiring a pet as a reasonable accommodation must provide CMHA with appropriate documentation. CMHA may refuse to register a pet if the procedures outlined in the Pet Policy are not followed.

ATTACHMENT E: PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS

Repositioning neighborhoods. Empowering people. These are not just words at CMHA — they are mottos. Each year we say it's been an exciting one, and each year the results we see and the transformations that happen make the years increasingly more exciting. During 2002, CMHA and its residents have been successful in many things. Our success this year ranges from diversifying our portfolio in both housing type and location to building a vibrant, new downtown destination. We have increased opportunities for people to live affordably in neighborhoods of their choice, close to their families, friends, churches, schools and cultural centers. Our portfolio fits the needs of today's working families and elderly population while serving as an asset to communities.

2002 has introduced CMHA to new associations and collaborations with many organizations throughout the county. A new relationship with the city of Springdale will bring CMHA its first elderly building outside the city of Cincinnati by 2004. CMHA also worked with the Board of Hamilton County Commissioners to successfully secure authorization to purchase 450 additional units in the county, outside the city of Cincinnati, adding to the choices people have to live affordably in low-poverty neighborhoods.

Changes we have envisioned for many years have become vivid realities this year. People are moving into new homes, while breathing in fresh hope for dreams of self-sufficiency and home ownership. Old, obsolete buildings, which at one time were home to a diverse, mixed-income population, have been transformed into a new neighborhood with real promises of boundless opportunities for its residents, as well as the entire community. Step by step, neighborhood by neighborhood, together we are repositioning communities and strengthening lives.

Other CMHA communities are going through major renovations to become stronger than ever. As this transformation takes place, residents are developing a new sense of pride in their neighborhoods. The promise held by rebuilding vibrant and booming communities is immeasurable as residents take back their neighborhoods and the quality of life they deserve. Below are some examples of CMHA's progress in meeting the mission and goals of the five-year plan:

- 1. Increasing the Availability of Safety, Decent, and Affordable Housing**
 - A. CMHA is modernizing properties to make them more attractive to prospective renters and reduce vacancies. Lincoln Court and Laurel Homes are being revitalized under a HOPE VI grant. Major renovations are completed or in progress at Findlater Gardens and Millvale, as well as several other properties. CMHA continues to study the possibility of applying for a HOPE VI grant for the English Woods development.
 - B. CMHA has implemented the following public housing security improvements:

- (1) Enhanced lighting
- (2) Improved fencing and fencing layout
- (3) Additional cameras and digital recorders in hi-rise buildings
- (4) Additional cameras and relocation of cameras in family developments
- (5) Identification of fire lanes and no parking areas
- (6) Improved communication with locate police agencies
- C. CMHA has increased assisted housing choices by:
 - (1) Applying for additional Section 8 vouchers
 - (2) Implementing site-based waiting lists to provide prospective residents an opportunity to select more specific geographical areas where they wish to live.
 - (3) Implementing an "Incentive Transfer" program to give current residents an opportunity to live in some of the scattered site homes that are high in market demand.
 - (4) CMHA has obtained high performer status on the overall Public Housing Assessment System or Management Assessment Sub-System every year since CMHA official evaluation was based on the system in 2000, including a 91 post-audit score in for fiscal year 2003.

2. Improving the Quality of Life and Economic Vitality

- A. CMHA has implemented an optional Earned Income Disregard that promotes income deconcentration in public housing. Twenty percent (20%) of earned income is disregarded for purposes of calculating rent.
- B. Submitting, gaining approval, and implementing a designated housing allocation plan to provide seniors only housing at Park Eden, Maple Tower, and a new senior building to be constructed at the Lincoln Court HOPE VI site.

3. Promoting Self-Sufficiency and Asset Development of Families and Individuals

- A. CMHA has opened up homeownership opportunities to public housing residents under at the HOPE VI sites.
- B. In September 2000, CMHA was awarded a \$150,000 grant under the Resident Opportunities and Self-Sufficiency Program in the category - Resident Service Delivery Models for the Elderly and Persons with Disabilities. The funding has been used to attract supportive services to senior hi-rise buildings. Once again, in January 2003, CMHA was awarded a \$300,000 to implement new programs to maintain existing programs and enhance the delivery of supportive services in several of the senior apartment communities. CMHA is in the process of implementing programming in ten (10) senior apartment communities with the funding.

4. Ensuring Equal Opportunity in Housing

- A. CMHA implemented revised Public Housing Admissions & Occupancy Policy and Section 8 Administrative Plan that have stronger language regarding affirmative marketing and income deconcentration.
- B. CMHA continues to adhere to Section 504 and Americans with Disabilities Act guidelines regarding reasonable accommodations for persons with disabilities.

CMHA is excited to be an instrumental part of the rebirth of Cincinnati's urban areas. CMHA has come a long way over the years to develop services and programs to meet the needs of customers, the residents of Cincinnati and Hamilton County. CMHA looks forward to future opportunities to uphold and build upon this model of quality service. Thanks to the hard work of CMHA residents, staff, and community and government partners, CMHA's dreams become plans and, ultimately, results for the citizens of Cincinnati.

ATTACHMENT F: ADMISSIONS POLICY FOR DECONCENTRATION

CMHA adheres to federal guidelines regarding income deconcentration. CMHA's public housing program will work to attract higher income families to lower-income developments by improving the marketability of properties and provide self-sufficiency programs to help increase the income of current residents in lower-income developments, in addition to taking necessary steps to address admissions issues. The Section 8 program has implemented the requirement that 75% of new program participants must be at or below 30% of the area median income. This means that more households with extremely low-incomes will be able to move to higher income areas in the Cincinnati and Hamilton County area.

Specific guidelines have been adopted in CMHA's Public Housing Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan to further income deconcentration in the area of admissions of applicants and the transfer of current occupants including the following:

Public Housing Admissions and Occupancy Policy

(1) Admissions Policy (Section II, Part E6)

CMHA has a local preference based on income. Applicants with incomes at or below 30% of the area median income are placed in Tier 1, while those above 30% of the area median income are placed in Tier 2.

"To ensure that CMHA admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any of its properties, CMHA will rank applicants within both income tiers as Natural Disaster, Upward Mobility or no-preference. Four out of every ten applicants admitted will be from Tier I. If there are insufficient applications among the Tier I Natural Disaster preference holders, Tier I Upward Mobility preference holders will be selected. If there are insufficient Upward Mobility preference holders, staff will make offers to the No-preference applicants in Tier I. Within each of the ranking preference categories, offers will be made by oldest application. The remaining six out of every ten applicants admitted, will be from Tier I or II, subject to the same ranking preferences sorted by application date and time."

(2) Transfer Policy (ACOP, Section V, Part B3)

CMH has five categories of transfers. Category 3 transfers addresses income deconcentration.

"Category 3 Administrative Transfers are mandatory transfers within sites or between sites may be made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy standards (Voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g. to permit older children of opposite sexes to have separate bedrooms)."

Section 8 Administrative Plan

Since Section 8 program participants can choose housing in a variety of area neighborhoods, implementing the targeting requirement that 75% of new program participants must be at or below 30% of the area median income means that more extremely low-income households will have an opportunity to live in higher income neighborhoods thus contributing to income deconcentration. The targeting requirement has been implemented in the Section 8 Administrative Plan (Chapter 3, Part D).

"In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year CMHA will reserve a minimum of seventy-five percent of its Section 8 new admissions for families whose income does not exceed 30% of the area median income. HUD refers to these families as 'extremely low-income families.' CMHA will admit families who qualify under the Extremely Low Income limit to meet the income targeting requirement, regardless of preference."

ATTACHMENT G: RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

Members of CMHA's Board of Commissioners are appointed by the following authorities: Hamilton County Board of Commissioners (1 position), Hamilton County Municipal Court (1 position), Hamilton County Probate Court (1 position), and the City of Cincinnati (2 positions). One of the two positions appointed by the City of Cincinnati is reserved exclusively for a resident assisted by CMHA. Ms. Doris Hill is the resident member of CMHA's five-person Board of Commissioners. She was appointed in December 1999 by Mayor Charlie Luken of the City of Cincinnati with the advice and consent of the Cincinnati City Council. Her five-year term is projected to expire in December 2004.

ATTACHMENT H: MEMBERSHIP OF RESIDENT ADVISORY BOARDS

Resident representatives were invited to participate in the annual planning process. Members of the public housing resident councils were invited to participate in various outreach activities held in conjunction with the annual planning process. Section 8 residents are scattered throughout CMHA's jurisdiction and do not have a formal resident advisory groups. However, volunteer Section 8 resident representations participated in the annual planning process. These representatives are identified below.

Public Housing Resident Advisory Board (Organizations Represented)

1. Beacon Glen Resident Council
2. Beechwood Resident Council
3. English Woods Resident Council
4. Evanston Resident Council
5. Findlater Gardens Resident Council
6. Laurel Homes Resident Council
7. Maple Tower Resident Council
8. Marianna Terrace Resident Council
9. Pinecrest Resident Council
10. President Resident Council
11. Redding Resident Council
12. Riverview Resident Council
13. San Marco Resident Council
14. Setty Kuhn Resident Council
15. Stanley Rowe Tower A Resident Council
16. Stanley Rowe Tower B Resident Council
17. Winton Terrace Resident Council

Section 8 Resident Advisory Board (Resident Representatives)

1. Laretha Carnes
2. Cheryl Cavanaugh
3. Sheritha Henderson
4. Brenda Hopewell
5. Valtina Lovette

ATTACHMENT H: RESIDENT ASSESSMENT SUB-SYSTEM CUSTOMER SATISFACTION FOLLOW-UP PLANS

OVERVIEW

CMHA is required to complete a Follow-Up Plan for all indicators on HUD's Customer Satisfaction Survey that were rated below 75%. The following sections outline actions CMHA may take to increase the resident satisfaction score based on their results from the Resident Service and Satisfaction Survey including (1) Communication, (2) Safety, (3) Services, and (4) Neighborhood Appearance.

COMMUNICATION*

Clear communication of services, procedures, other neighborhood-related issues and activities is a critical component in the success of a development. This section measures the level of that communication in the area of events, activities, and programs available to residents, and the ability of residents to communicate with management regarding problems and issues. The following are possible steps CMHA make take for making improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident meeting, meet with the RAB or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Train PHA staff to effectively and politely communicate with residents. Conduct role playing exercises and demonstrate the appropriate manner to interact with residents.
3. Ensure there are adequate internal PHA communications.
4. Make sure there are written policies and procedures, that residents have copies of them and that they have input and are in agreement with them. Avoid dictating policy and encourage residents to participate in policy development.
5. Have frequent resident meetings, inviting the residents to help set the agenda.
6. Try to communicate with residents in their spoken language, if they do not understand English.
7. Identify an effective method of communicating with residents, such as flyers/letters sent with rent bill, flyers/letters placed in all mailboxes or a community bulletin board.

8. Assist and encourage residents to be part of the solution, to join or develop committees/organizations that can help improve the community.
9. Notify residents of improvements being made to the development. The possibility of positive change can be an incentive for residents to be involved in their development and maintain their own unit better.

SAFETY*

The goal of this section is to capture how safe the residents feel and to assess if the housing agency is making efforts to provide safe living conditions. The following are possible steps CMHA may take for making improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident meeting, meet with the RAB or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Partner with police. Cooperation with police can include, but is not limited to:
 - A. Units deprogrammed for use as police substations;
 - B. Periodic and regular meetings between the local police agency and PHA management;
 - C. Provision of access by the local police agency to vacant units in order to facilitate surveillance and pursuit;
 - D. Provision of community space for police/community meetings;
 - E. Police input into the development and implementation of drug elimination grants;
 - F. Police input into modernization planning;
 - G. Operation Safe Home and other Federal/local law enforcement efforts;
 - H. Gun and drug sweeps;
 - I. Youth counseling;
 - J. Youth recreational activities;
 - K. Tenant security training;
 - L. Community policing;
 - M. Security surveys.
3. Report all criminal activity to local police authorities.
4. Policies and procedures in place for tracking crime and crime related activities should be able to demonstrate that crime and crime-related problems are being tracked by development.

5. Institute a resident screening process which denies housing admission to those individuals who do not meet the legal criteria established by HUD or PHA board resolution.
6. Establish policies that define safe behavior for residents with the correct level of repercussions for violating policy.
7. Add additional lighting in common areas, and periodically check all lights to make sure they are working.
8. Check all locks and outside doors to assure they are not in disrepair, and repair all locks that are damaged.
9. Provide children and teenagers a place to play. Build and/or maintain neighborhood playgrounds, and basketball courts. Create youth programs to discourage crime among that age group.
10. Offer a seminars on basic home safety to residents.
11. Provide preventative drug related services to residents, such as:
 - A. Preventative drug education
 - B. Referral sources for drug treatment programs
 - C. Work with resident councils or other formal resident groups in the implementation of drug elimination grants. (24 CFR 961.3)

NEIGHBORHOOD/PROPERTY APPEARANCE

A poorly maintained development can lead to a number of problems. The appearance of the housing development should be neat and orderly. Ideally, the development should compliment the community and there should not be a clear line that defines the borders of the development due to perpetual problems such as litter, broken glass, and vandalism.

Residents are encouraged to be part of the solution. There is an established process in place for residents to report problems. Management responds in a timely and professional manner to appearance problems in the community. The following are possible steps CMHA may take for improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident) meeting, meet with the Resident Advisory Board or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Have a system for dealing with abandoned buildings and vacancy.
3. Exterminate pests regularly and on an as needed basis.

4. Implement quarterly trash days on which large items can be picked up.
5. Be proactive about improving the appearance of the neighborhood. Senior staff should do an assessment (at least visual) of the community on a regular basis. Don't just depend on junior staff to inform senior staff of problems.
6. Start a neighborhood appearance council made up of residents. Award a prize or recognize the resident with the best kept yard, and recognize that individual in a newsletter.
7. Eliminate graffiti within 24 hours of report.

*Completion of some proposed tasks recommended by HUD will be contingent upon the availability of future funding (e.g., Drug Elimination grant, HOPE VI grant, sufficient operating funds, etc.).

ATTACHMENT I: CMHA 2004 ANNUAL PLAN RESIDENT & PUBLIC PARTICIPATION PROCESS

A variety of opportunities for learning about CMHA policies and providing input were available during the public comment period during February through April 2004:

Agency Plan and Related Documents Available for Review

- The last HUD-approved Five-Year/Annual Plan update with a list of proposed changes and related documents was made available starting February 23, 2004, at CMHA's Central Administrative Office.

Health & Social Services Seminar

- Discussion of elderly/disabled grant programs and projected upcoming activities.
- March 15, 2004

Household Management Seminar

- Discussion of updates proposed for the Public Housing Admissions & Continued Occupancy Policy.
- March 18, 2004

Community Self-Sufficiency Seminar

- Discussion of CMHA community self-sufficiency programs.
- March 24, 2004

Community Safety Seminar

- Discussion of CMHA community safety programs.
- March 25, 2004

Senior Living & Planning Seminar

- Discussion of senior housing issues.
- March 26, 2004

Housing & Community Development Seminar

- Discussion of capital improvements.
- March 31, 2004

Section 8 Program Seminar

- Discussion of Section 8 Programs.
- April 12, 2004

CMHA Board of Commissioner's Monthly Meeting

- Opportunity for public comments to be issued regarding the Five-Year/Annual Plan update for July 1, 2004 - June 30, 2005.
- April 20, 2004

ATTACHMENT J: PERFORMANCE AND EVALUATION REPORT FOR PERIOD ENDING 12/31/02

Annual Statement /Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1 : Summary					
PIA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CH-05-00450-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
1. Budget period statement: Reference: Article 1 - Emergencies		Revised Annual Statewide Execution Number:			
2. Performance and Evaluation Report No. of Lines: 12/31/02		Total Performance and Evaluation Report:			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Total non-CFP Funds					
2	1408 Operations	670,000.00	777,769.00	672,917.07	131,767.09
3	1408 Management Improvements	525,000.00	5,154,776.78	330,769.57	100,300.14
4	1410 Administration	800,000.00	772,761.08	770,999.77	139,279.77
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	700,000.00	638,300.50	424,006.17	17,151.61
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,000.00	378,314.62	340,777.62	30,112.00
10	1460 Dwelling Structures	9,079,707.00	9,138,367.97	7,739,707.62	2,957,277.04
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activity	2,000,000.00	2,000,000.00	1,917,000.67	1,917,000.67
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	11,651,861.00	11,651,861.00	10,141,837.46	5,380,075.19
	Amount of line 20 Related to LBP Activities	150,000.00	1,176,007.00	0,000.00	0,000.00
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security—Soft Costs	150,000.00	206,203.10	206,203.10	5,705.06
	Amount of line 20 Related to Security—Hard Costs	170,000.00	170,000.00	10,000.00	28,200.00
	Amount of line 20 Related to Energy Conservation measure	20,000.00	1,450,455.50	1,450,455.50	20,548.14
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report											
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRF)											
Part II: Supporting Pages											
PHA Name:			Grant Type and Number						Federal FY of Grant:		
Cincinnati Metropolitan Housing Authority			Capital Fund Program Grant No: OH10P00450103								
			Replacement Housing Factor Grant No:						2003		
Development Number/Name	General Description of Major Work	Develop. Account	Quantity	Total Estimated Cost			Total Actual Cost			Status of Work	
HA - Wide Activities	Categories	Number		Original	LOTUS	AMEND-ORIG	AMEND-LOTUS	Revised	Obligated	Expended	
OH 4-1	WINTON TERRACE	1224 INTERIOR RENOVATION	1460	85,000.00				85,000.00	82,675.00	2,725.00	
		Subtotal 1460		85,000.00	0.00	0.00	0.00	85,000.00	82,675.00	2,725.00	
		Subtotal OH10P004001		85,000.00	0.00	0.00	0.00	85,000.00	82,675.00	2,725.00	
OH 4-2	ENGLISH WOODS	1225 INTERIOR/EXTERIOR RENOV.	1460	5,000.00				5,000.00	1,000.00	1,000.00	
		Subtotal 1460		5,000.00	0.00	0.00	0.00	5,000.00	1,000.00	1,000.00	
		Subtotal OH10P004002		5,000.00	0.00	0.00	0.00	5,000.00	1,000.00	1,000.00	
OH 4-5	MILLVALE SOUTH	1228 COMPREHENSIVE	1460	1,800,000.00				1,754,208.22	1,822,943.88	1,135,156.34	
		Subtotal 1460		1,800,000.00	0.00	0.00	0.00	1,754,208.22	1,822,943.88	1,135,156.34	
		Subtotal OH10P004005		1,800,000.00	0.00	0.00	0.00	1,754,208.22	1,822,943.88	1,135,156.34	
OH 4-7	BEECHWOOD	1229 INTERIOR RENOVATION	1460	10,000.00	72,957.50	72,957.50	72,957.50	10,000.00	0.00	0.00	
		Subtotal 1460		10,000.00				10,000.00	0.00	0.00	
		Subtotal OH10P004007		10,000.00				10,000.00	0.00	0.00	
OH 4-8	LAUREL HOMES	1227 HOPE VI	1460	319,891.00	72,957.50	72,957.50	72,957.50	319,891.00	319,891.00	2,888.50	
		Subtotal 1460		319,891.00				319,891.00	319,891.00	2,888.50	
		Subtotal OH10P004008		319,891.00				319,891.00	319,891.00	2,888.50	
OH 4-10	FINDLATER GARDENS	1031 COMP. MODERNIZATION	1460	0.00				389,826.06	389,826.06	126,531.70	
OH 4-10	FINDLATER GARDENS	1230 COMP. MODERNIZATION	1460	2,495,000.00				1,853,638.64	1,743,483.51	785,424.96	
		Subtotal 1460		2,495,000.00	0.00	0.00	0.00	2,243,464.70	2,133,309.57	911,956.66	
		Subtotal OH10P004010		2,495,000.00	0.00	0.00	0.00	2,243,464.70	2,133,309.57	911,956.66	

OH 4-11	MARQUETTE MANOR	1129 INTERIOR/EXTERIOR RENOV.	1460	0.00						104,972.14	104,972.14	0.00
		Subtotal 1460		0.00	0.00	0.00	0.00	0.00	0.00	104,972.14	104,972.14	0.00
		Subtotal OH10P004011		0.00	0.00	0.00	0.00	0.00	0.00	104,972.14	104,972.14	0.00
OH 4-17	STANLEY ROWE	1231 INTERIOR/EXTERIOR RENOV.	1460	15,000.00						15,000.00	11,340.00	81,980.00
		Subtotal 1460		15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	11,340.00	81,980.00
		Subtotal OH10P004017		15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	11,340.00	81,980.00
OH 4-18	MARIANNA TERRACE	1232 INTERIOR RENOVATION	1460	10,000.00						10,000.00	2,450.00	0.00
		Subtotal 1460		10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	2,450.00	0.00
		Subtotal OH10P004018		10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	2,450.00	0.00
OH 4-20	REDDING	1030 SITE WORK	1450	0.00						45,924.50	45,924.50	0.00
		Subtotal 1450		0.00	0.00	0.00	0.00	0.00	0.00	45,924.50	45,924.50	0.00
		Subtotal OH10P004020		0.00	0.00	0.00	0.00	0.00	0.00	45,924.50	45,924.50	0.00
OH 4-22	PARK EDEN	1233 INTERIOR RENOVATION	1460	10,000.00						10,000.00	0.00	0.00
OH 4-22	PARK EDEN	1041 EXTERIOR RENOVATION	1460	0.00						54,473.18	54,473.18	0.00
		Subtotal 1460		10,000.00	0.00	0.00	0.00	0.00	0.00	64,473.18	54,473.18	0.00
		Subtotal OH10P004022		10,000.00	0.00	0.00	0.00	0.00	0.00	64,473.18	54,473.18	0.00
OH 4-23	SCATTERED SITES	1234 INTERIOR/EXTERIOR RENOV.	1460	6,000.00	10,984.00	10,984.00	10,984.00	10,984.00	10,984.00	26,000.00	5,553.52	3,280.52
		Subtotal 1460		6,000.00	10,984.00	10,984.00	10,984.00	10,984.00	10,984.00	26,000.00	5,553.52	3,280.52
		Subtotal OH10P004023		6,000.00	10,984.00	10,984.00	10,984.00	10,984.00	10,984.00	26,000.00	5,553.52	3,280.52
OH 4-26	PINECREST	1236 INTERIOR RENOVATION	1460	80,000.00						80,000.00	2,550.00	2,550.00
		Subtotal 1460		80,000.00	0.00	0.00	0.00	0.00	0.00	80,000.00	2,550.00	2,550.00
		Subtotal OH10P004026		80,000.00	0.00	0.00	0.00	0.00	0.00	80,000.00	2,550.00	2,550.00
OH 4-29	QUEBEC/CLINTON	1236 SITE WORK	1450	42,000.00						42,000.00	33,053.00	29,053.00
	SPRINGS	Subtotal 1450		42,000.00	0.00	0.00	0.00	0.00	0.00	42,000.00	33,053.00	29,053.00

		Subtotal OH10P004029			42,000.00	0.00	0.00	0.00	0.00	42,000.00	33,053.00	29,053.00
OH 4-30	SCATTERED SITES	1239 SITE WORK	1450		22,000.00					22,000.00	1,344.00	1,344.00
		Subtotal 1450			22,000.00	0.00	0.00	0.00	0.00	22,000.00	1,344.00	1,344.00
OH 4-30	SCATTERED SITES	1238 INTERIOR WORK	1460		100,000.00					90,000.00	28,821.22	28,730.11
		Subtotal 1460			100,000.00	0.00	0.00	0.00	0.00	90,000.00	28,821.22	28,730.11
		Subtotal OH10P004030			122,000.00	0.00	0.00	0.00	0.00	112,000.00	30,165.22	30,074.11
OH 4-36	HORIZON HILLS	1042 SITE WORK	1450		0.00					22,638.32	22,638.32	0.00
OH 4-36	HORIZON HILLS	1134 SITE WORK	1450		0.00					75,701.27	75,701.27	0.00
		Subtotal 1450			0.00	0.00	0.00	0.00	0.00	98,339.59	98,339.59	0.00
		Subtotal OH10P004036			0.00	0.00	0.00	0.00	0.00	98,339.59	98,339.59	0.00
OH 4-37	SAN MARCO	1035 INTERIOR RENOVATION	1460		0.00					11,244.40	11,244.40	0.00
		Subtotal 1460			0.00	0.00	0.00	0.00	0.00	11,244.40	11,244.40	0.00
		Subtotal OH10P004037			0.00	0.00	0.00	0.00	0.00	11,244.40	11,244.40	0.00
OH 4-38	SCATTERED SITES	1240 INTERIOR RENOVATION	1460		23,970.00					76,243.00	76,243.00	12,306.31
		Subtotal 1460			23,970.00	0.00	0.00	0.00	0.00	76,243.00	76,243.00	12,306.31
		Subtotal OH10P004038			23,970.00	0.00	0.00	0.00	0.00	76,243.00	76,243.00	12,306.31
OH 4-39	BEACON GLEN	1136 SITE WORK	1450		0.00					141,201.87	141,046.87	0.00
		Subtotal 1450			0.00	0.00	0.00	0.00	0.00	141,201.87	141,046.87	0.00
OH 4-39	BEACON GLEN	1241 INTERIOR/EXTERIOR	1460		150,000.00					100,360.35	95,377.55	0.00
		Subtotal 1460			150,000.00	0.00	0.00	0.00	0.00	100,360.35	95,377.55	0.00
		Subtotal OH10P004039			150,000.00	0.00	0.00	0.00	0.00	241,562.22	236,424.42	0.00
OH 4-40	SCATTERED SITES	1137 INTERIOR RENOVATION	1450		0.00	216,923.00	216,923.00	216,923.00	216,923.00	22,248.66	22,248.66	0.00
		Subtotal 1450			0.00	216,923.00	216,923.00	216,923.00	216,923.00	22,248.66	22,248.66	0.00
OH 4-40	SCATTERED SITES	1138 INTERIOR RENOVATION	1460		0.00					59,653.57	59,653.57	2,127.75
OH 4-40	SCATTERED SITES	1242 INTERIOR/EXTERIOR	1460		200,000.00					137,727.00	87,832.57	67,510.00
		Subtotal 1460			200,000.00	0.00	0.00	0.00	0.00	197,380.57	147,486.14	69,637.75

OH 4-999	AGENCY WIDE	1211	TECHNICAL SALARIES	1430		400,000.00	122,802.83	122,802.83	122,802.83	122,802.83	366,666.67	366,666.67	66,666.66
OH 4-999	AGENCY WIDE	1212	CONSULTANT FEES	1430		250,000.00	450,000.00	450,000.00	450,000.00	450,000.00	205,179.52	36,221.50	0.00
OH 4-999	AGENCY WIDE	1213	HAZ. MAT. CONSULTANT	1430		50,000.00	25,000.00	25,000.00	25,000.00	25,000.00	75,145.32	1,120.00	990.00
			Subtotal 1430			700,000.00	597,802.83	597,802.83	597,802.83	597,802.83	646,991.51	404,008.17	67,656.66
OH 4-999	AGENCY WIDE	1214	BUILDING ACQUISITION	1440.1		0.00					0.00	0.00	0.00
			Subtotal 1440.1			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OH 4-999	AGENCY WIDE	1215	ENERGY CONSERVATION	1460		200,000.00	31,657.66	31,657.66	31,657.66	31,657.66	114,594.55	114,594.55	20,549.14
OH 4-999	AGENCY WIDE	1216	HAZ MAT. ABATEMENT	1460		100,000.00	120,000.00	120,000.00	120,000.00	120,000.00	36,617.75	11,014.00	272,993.43
OH 4-999	AGENCY WIDE	1217	IMPACT MAINTENANCE	1460		200,000.00	800,000.00	800,000.00	800,000.00	800,000.00	192,919.16	186,896.09	62,707.63
OH 4-999	AGENCY WIDE	1218	LIFE SAFETY SYSTEMS	1460		100,000.00					100,000.00	40,578.92	28,309.08
			Subtotal 1460			600,000.00	951,657.66	951,657.66	951,657.66	951,657.66	444,131.46	353,083.56	384,559.28
OH 4-999	AGENCY WIDE	1124	DEVELOPMENT FUNDS	1499		2,400,000.00					2,400,000.00	1,944,505.33	1,944,505.33
			Subtotal 1499			2,400,000.00	0.00	0.00	0.00	0.00	2,400,000.00	1,944,505.33	1,944,505.33
OH 4-999	AGENCY WIDE	1123	CONTINGENCY	1502		0.00	252,875.64	252,875.64	252,875.64	252,875.64	0.00	0.00	0.00
			Subtotal 1502			0.00					0.00	0.00	0.00
			Subtotal OH10P004Agency Wide			5,673,000.00	2,464,918.81	2,464,918.81	2,464,918.81	2,464,918.81	5,560,743.91	4,392,791.58	2,756,981.93

ATTACHMENT K: CMHA REPLACEMENT HOUSING FACTOR PLAN

May 22, 2003

Mr. William C. Thorson
Director, Office of Capital Improvements
Public and Indian Housing
Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410-5000

Re: Replacement Housing Factor (RHF) Plan
Request for Second Five-Year Increment (2003 – 2007)
In Response to Notice PIH 2003-10(HA)

Dear Mr. Thorson:

Please find attached to this transmittal letter (Exhibit B & Schedule 2), which represents the Cincinnati Metropolitan Housing Authorities "CMHA" RHF plan and request for the second 5-Year Increment of RHF Funds. For your information, the RHF plan for the first 5-Year Increment is included as (Exhibit A & Schedule 1). It demonstrates the leveraging requirement that is needed for the approval of the Second 5-Year Increment.

Please advise CMHA as soon as possible if there is any additional information that should be submitted.

If you have any questions about this submission, please contact Edward Patch, Development Officer, at 513-977-5740 or email at edward.patch@cintimha.com.

Thanks in advance for your assistance.

Sincerely,

Donald J. Troendle
Executive Director

Cc: Kanti Patel, HUD Cleveland Office
Tom Marshall, HUD Cleveland Office
Shawn Sweet, HUD Cleveland Office

Exhibit A

CINCINNATI METROPOLITAN HOUSING AUTHORITY

RHF PLAN FOR FIRST 5-YEAR INCREMENT

MAY 22, 2003

1. Brief Project Descriptions

CMHA has undertaken two major projects in order to fully utilize its Replacement Housing Factor funding. It has approval to acquire and mildly rehab (100) Affordable Scattered Site dwelling units throughout Hamilton County, Ohio known as “Project 51” and also has acquired a 5.75acre site in the City of Springdale, Ohio under a cooperation agreement with the City to construct a 100 unit senior housing facility known as “Springdale Senior Housing”. Each project will be briefly described below.

Project 51 - This new Public Housing development will consist of the acquisition of 100 single family and multifamily units throughout Hamilton County, Ohio outside the City of Cincinnati, in accordance with the terms of a Cooperation Agreement between CMHA and Hamilton County, dated July 16, 2002. Most of the units will be single-family residences of two or three bedrooms, but it is anticipated that some multifamily and semi-detached units will be purchased as well. The objective is to acquire scattered sites; the units will not be clustered except in the case of a multifamily building. It is not CMHA’s intention to purchase any homes, units or structures that need substantial rehabilitation. Modifications will be made only to ensure future maintainability and cost effectiveness. It is the intention CMHA to utilize Capital Fund Program Funds and Replacement Housing Factor funds to implement this program.

Springdale Senior Housing – This new development will consist of 100 elderly units located in the City of Springdale, Ohio. The project will consist of 40 public housing units 60 non public housing Low Income Housing Tax Credit units. The individual dwelling units will be comprised of one and two bedroom apartments, with common gathering areas and office space for administration. The building will be a two-story design elevator building with brick veneer on frame slab on grade. The project will be developed using a mixed finance approach that will combine public housing funds with Low Income Housing Tax Credit equity @ 4% with Tax Exempt Multifamily Housing Bond debt, funds from the City of Springdale, and CMHA Reserves.

2. Schedule of Major Development Milestones

Project 51:

<u>Event</u>	<u>Completion Target Date</u>
A. Complete the purchase of 50 units	May 1, 2003 Completed
B. Complete the purchase of 50 additional units	July 1, 2003

Springdale Senior Housing

A. Demolition & Abatement

Request for Proposals	April 2003	Completed
Award Demolition Contract	May 2003	Completed
Begin Demolition	June 2003	
Demolition completed	July 2003	

B. New Construction (100 units)

Issue A&E Request for Qualifications	June 2002	Completed
Hire A&E firm	September 2002	Completed
Submit Mixed Finance Proposal to HUD	January 2003	Completed
Development Plan approval from HUD	June 2003	

LIHTC application submission	July 2003
Tax Exempt Bond closing	September 2003
Construction Start	October 2003
Construction Completion	December 2004
Lease-up	October 2004

3. Amount and Sources of Funding

See Accompanying Schedule 1 to Exhibit A.

4. Plan and Obligation/Expenditure Status

A. CMHA's most recent 5-Year PHA Plan and Annual Plan was approved on 6-17-02.

B. The obligation and expenditures for RHF funds are as follows:

1998	\$ 131,041	Obligated and expended
1999	\$ 233,663	Obligated and expended
2000	\$ 453,486	Being accumulated for construction of replacement housing
2001	\$1,658,739	Being accumulated for construction of replacement housing
2002	\$2,744,946	Being accumulated for construction of replacement housing

Exhibit B

CINCINNATI METROPOLITAN HOUSING AUTHORITY

RHF PLAN FOR SECOND 5-YEAR INCREMENT

1. Brief Description

CMHA intends to continue its efforts upon completion of project 51 by July 1, 2003 to acquire an additional 160 scattered site, single and multifamily housing, units in Hamilton County, Ohio, as briefly described previously in the First 5-Year RHF plan. These additional acquisitions are in compliance and under the terms of the cooperation agreement between Hamilton County and the CMHA. CMHA will also complete the Springdale Senior Housing facility, as briefly described previously in the First the 5-Year RHF plan.

2. Schedule of Major Development Milestones

<u>Event</u>	<u>Completion Target Date</u>
Springdale Senior Housing	
Tax exempt Bond Closing	September 2003
Construction Start	October 2003
Construction Completion	December 2004
Lease up	October 2004
Scattered Site Acquisitions	
Complete the purchase of 40 units	July 2004
Complete the purchase of 40 units	July 2005
Complete the purchase of 40 units	July 2006
Complete the purchase of 40 units	July 2007

3. Amount and Sources of Funding

See Accompanying Schedule 2 to Exhibit B.

Absent more definitive information from HUD, CMHA assumes that it will continue to receive approximately at least \$1,980,000 per year in RHF funds – a total of \$9,900,000 for the Second 5-Year Increment.

4. Plan and Obligation/Expenditure Status

A. CMHA's most recent 5-Year PHA Plan and Annual Plan was approved on 6-17-02.

B. The obligation and expenditures for RHF funds are as follows:

1998	\$ 131,041	Obligated and expended
1999	\$ 233,663	Obligated and expended
2000	\$ 453,486	Being accumulated for construction of replacement housing
2001	\$1,658,739	Being accumulated for construction of replacement housing
2002	\$2,744,946	Being accumulated for construction of replacement housing

Schedule 1 to Exhibit A
First 5 Year Increment
Amount and Sources of Funding

	100 units Project 51 Scattered Sites	100 units Springdale Senior Housing	Total
Purchase 100 scattered site Units & Develop 100 unit Springdale:			
Capital Funds 2000	\$ 17,046		\$ 17,046
Capital Funds 2001	\$ 1,000,309		\$ 1,000,309
Capital Funds 2002	\$ 900,000		\$ 900,000
Capital Funds 2003	\$ 2,200,000		\$ 2,200,000
Replacement Housing Funds 2000	\$ 453,485		\$ 453,485
Replacement Housing Funds 2001	\$ 1,658,739		\$ 1,658,739
Replacement Housing Funds 2002	\$ 2,670,421	\$ 74,525	\$ 2,744,946
Replacement Housing Funds 2003		\$ 1,984,612	\$ 1,984,612
Tax credit Equity @ 4%		\$ 2,603,779	\$ 2,603,779
Tax Exempt Bond Proceeds		\$ 3,467,600	\$ 3,467,600
City of Springdale Acquisition Funds		\$ 600,000	\$ 600,000
CMHA Reserves		\$ 1,956,504	\$ 1,956,504
Total Costs	\$ 8,900,000	\$ 10,687,020	\$ 19,587,020

Leveraging: As previously discussed in the project narrative CMHA intends to use a Mixed Finance approach in developing the above RHF replacement housing. Upon bond inducement CMHA will apply to the Ohio Housing Finance Agency (OHFA) for 4% LIHTC's. These credits will be non competitive and out side of the CMHA's tax credit volume cap. CMHA will be required to obtain a Bond volume cap allocation, the bonds will be used to finance at least 50% of the construction costs of the project which is estimated to be \$5.3 million, RHF funds are one source of repayment of the bonds.

Based upon the RHF funds total of \$4,857,171 through 2002, CMHA must leverage \$1,619,057 to meet the requirements for receiving the second 5-Year Increment. The use of tax credits, tax exempt bonds, proceeds from the City of Springdale, and CMHA Reserves exceed this threshold. CMHA anticipates that receipt of the second 5-Year Increment of RHF funds will be conditioned upon obtaining a commitment for the leveraged funds at a future date since the debt and equity commitments cannot be obtained at this point in the development process.

Schedule 2 to Exhibit B
Second 5 Year Increment
Amount and Sources of Funding

	160 units Scattered Sites	100 units Springdale Senior Housing	Total
Purchase 160 units Scattered & Complete 100 unit Springdale.			
RHF Funds are projected receipts assuming \$1,980,000 received annually.*			
Capital Funds 2004	\$ 1,620,000		\$ 1,620,000
Capital Funds 2005	\$ 1,620,000		\$ 1,620,000
Capital Funds 2006	\$ 1,620,000		\$ 1,620,000
Capital Funds 2007	\$ 1,620,000		\$ 1,620,000
Replacement Housing Funds 2002		\$ 74,525	
Replacement Housing Funds 2003*	\$ -	\$ 1,984,612	\$ 1,984,612
Replacement Housing Funds 2004*	\$ 1,980,000		\$ 1,980,000
Replacement Housing Funds 2005*	\$ 1,980,000	\$ -	\$ 1,980,000
Replacement Housing Funds 2006*	\$ 1,980,000	\$ -	\$ 1,980,000
Replacement Housing Funds 2007*	\$ 1,980,000		
Tax credit Equity @ 4%		\$ 2,603,779	\$ 2,603,779
Tax Exempt Bond Proceeds		\$ 3,467,600	\$ 3,467,600
City of Springdale Acquisition Funds		\$ 600,000	\$ 600,000
CMHA Reserves		\$ 1,956,504	\$ 1,956,504
Total Costs	\$ 14,400,000	\$ 10,687,020	\$ 23,032,495

Leveraging: As previously discussed in the project narrative CMHA intends to use a Mixed Finance approach in developing the above RHF replacement housing. Upon bond inducement CMHA will apply to the Ohio Housing Finance Agency (OHFA) for 4% LIHTC's. These credits will be non competitive and out side of the CMHA's tax credit volume cap. CMHA will be required to obtain a Bond volume cap allocation, the bonds will be used to finance at least 50% of the construction costs of the project which is estimated to be \$5.3 million, RHF funds are one source of repayment of the bonds.

Based upon the RHF funds total of \$9,904,612 from 2003 - 2007, CMHA should leverage \$3,301,537 to meet the leveraging requirements of 1/3 of the RHF funds. The use of tax credits, tax exempt bonds, proceeds from the City of Springdale, and CMHA Reserves exceed this threshold. The above illustration indicates that the amount of leveraged funds is equal to approximately \$8,626,000 for the second 5-Year Increment.