

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

Columbus Metropolitan  
Housing Authority

PHA Plans DRAFT

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2004

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

**PHA Plan  
Agency Identification**

**PHA Name:** Columbus Metropolitan Housing Authority

**PHA Number:** OH001

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2005

**Public Access to Information:** [www.cmhanet.com](http://www.cmhanet.com)

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

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

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

**B. Goals**

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

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

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

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

**Other PHA Goals and Objectives: (list below)**

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

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

The Columbus Metropolitan Housing Authority (CMHA), as part of the Agency Plan for 2002, started a strategic planning initiative to prepare for the 2003 Agency Plan. This initiative involved out tenant council officers (a.k.a. Resident Advisory Board), private sector, public officials, social service organizations, area commissions and staff. Public comments and suggestions on CMHA and the community-housing environment were collected and taken to a strategic planning session with senior staff. New goals were established along with a revised Mission statement, which CMHA's Board of Commissioners endorsed. This new Strategic Plan with its five initiatives replaces the previous Strategic Plan. This Annual Agency Plan for 2005 continues to build off of that strategic initiative with additional amendments added. The Strategic Plan can be found in Appendix A.

Our priority strategic initiatives that are included in this 2005 Agency Plan involve the following:

- New Village Place at Second Ave. (old Taylor Terrace) will become fully occupied during 2005
- Negotiations will continue with private developers to include public housing within their market rate units to further deconcentration and add public housing units
- 960 E. Fifth building, a centralized maintenance facility, will be replaced with a new facility and the old building demolished due to obsolescence
- Capital improvements for 2005 will continue to address PHAS scoring for 2004
- Request for Proposals for Project based S8 vouchers will be released to be accepted by the CMHA Board of Commissioners if sufficient S8 funds become available to support community initiatives.
- CMHA and the YMCA will continue the partnership at Sunshine Terrace, a homeless supportive housing environment. In 2005 we will continue to work on maintaining the occupancy at the 180 unit Sunshine Terrace and working with the community for continued support
- CMHA will continue to dispose of scattered sites and sale of units that are infeasible to rehab

- CMHA will continue planning for the rehabilitation, demolition and/or replacement of Jenkins Terrace, Worley Terrace, Sunshine Annex and Sunshine Terrace
- The S8 Homeownership program will continue to build off of its successful first couple years
- Site based wait list will be expanded to include New Village Place
- CMHA is also reassessing its admission preference and wait list policies and may expand site based wait list to additional communities and increase opportunities for single working individuals in some properties
- CMHA will work with CDCs on homeownership and other neighborhood revitalization activities desired by the communities
- CMHA will continue to explore ways of maintaining public housing while federal funding continues to drop significantly below actual cost

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

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

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

Required Attachments:

- Admissions Policy for Deconcentration (See Appendix C)
- FY 2005 Capital Fund Program Annual Statement (See Appendix D)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Appendix G
- Other (List below, providing each attachment name)
  - Appendix F– Community Service and Self Sufficiency
  - Appendix J – Site Based Wait List Analysis

**Supporting Documents Available for Review**

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

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

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

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

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

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

In June 2003, a Senior Housing Needs Assessment funded by Central Ohio Area Agency on Aging, City of Columbus and CMHA projected an unmet demand through 2006 of 3887 units of subsidized rental units for low income elderly. This need tends to be localized within different communities in the Franklin County area.

When we analyze July 2004 wait list we find the following:

- ✓ The Consolidated Plan for the Year 2005 and forward is expected to cite a 14,000 unit deficit for extremely low income households
- ✓ The Section 8 Wait list as of July 2004 has 75% of its applicants at or below 30% of median income.
- ✓ The Public Housing Wait list as of July 2004 has 91% of its applicants at or below 30% of median income.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio n
Income <= 30% of AMI	26,148	5	5	2	4	3	4
Income >30% but <=50% of AMI	26,131	4	5	2	4	2	3
Income >50% but <80% of AMI	46,072	2	1	1	4	2	2
Elderly**	343	4	3	2	4	1	2
Families with Disabilities	3192	5	4	2	4	3	4
Race/Ethnicity 1	12,697	5	5	2	4	3	4
Race/Ethnicity 2	5099	5	5	2	4	3	4
Race/Ethnicity 3	275	5	5	2	4	3	4
Race/Ethnicity 4	221	5	5	2	4	3	4

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

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

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: Columbus & Franklin County Consolidated Plan 2000 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year

- Other housing market study  
Indicate year: Franklin County Elderly Needs Assessment 2003
- Other sources: (list and indicate year of information)  
2000 Census Data was used for Income “Overall” numbers. The present 2000 – 2004 Consolidated Plan is in the process of being updated. Census 2000 data was used also.

## 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 July 2004		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,324		
Extremely low income <=30% AMI	5,757	91%	
Very low income (>30% but <=50% AMI)	538	9%	
Low income (>50% but <80% AMI)	29	< 1%	
Families with children	3,369	53%	
Elderly families	343	5%	
Families with Disabilities	878	14%	
Race/ethnicity	4,869 –Black	77%	
Race/ethnicity	1,265 –White	20%	
Race/ethnicity	89 –Hispanic	1%	
Race/ethnicity	101 - Other	<2%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,726	43%	
2 BR	2,081	33%	
3 BR	1,208	19%	
4 BR	259	4%	
5 BR	44	< 1%	
5+ BR	6	< 1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance July 2004			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	10,933		
Extremely low income <=30% AMI	8,293	76%	
Very low income (>30% but <=50% AMI)	2,581	24%	
Low income (>50% but <80% AMI)	59	.5%	
Families with children	7,998	73%	
Elderly families	613	6%	
Families with	2,314		

<b>Housing Needs of Families on the Waiting List</b>			
Disabilities		21%	
Race/ethnicity	7,828 – Black	72 %	
Race/ethnicity	2,799 – White	26 %	
Race/ethnicity	186 – Hispanic	2 %	
Race/ethnicity	120 - Other	<1 %	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,373	22 %	
2 BR	4,690	43 %	
3 BR	3,160	29 %	
4 BR	579	5 %	
5 BR	109	1 %	
5+ BR	22	< 1 %	

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

If yes:

How long has it been closed (# of months)? 29 months as of 8-1-04

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

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

### **C. Strategy for Addressing Needs**

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

#### **(1) Strategies**

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	\$ 8,473,104	
b) Public Housing Capital Fund	\$ 6,625,257	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$72,368,844	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Grant Funds	\$ 3,729,487	PH Capital Improve.
Hope VI	\$500,000	Demolition Grant
Public Housing Replacement Hsg	\$ 1,500,000	Replacement Housing
<b>3. Public Housing Dwelling Rental Income</b>		
	\$ 5,182,035	PH Operations
<b>4. Other income (list below)</b>		
Interest Income	\$ 52,000	PH Operations
Non-Dwelling Income	\$ 260,500	PH Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$98,691,227	

CMHA has determined that capital projects included in their 5 year plan may need to be accelerated. The Authority may elect to join a pool of other Housing Authorities in the State of Ohio in order to borrow funds to finance the identified projects and be able to accomplish the completion of major capital projects prior to when they are currently scheduled to be performed. Subject to HUD approval, the Authority may undertake the financing, which will be secured and paid from future funds received by the Authority under HUD's Capital Fund Program. The specific projects and activities to be funded by leveraging Capital Funds and the estimated amount of the annual interest and principal payment (the mortgage) will be determined at a later date. The financing will be solely secured by the pledge of future funds expected to be received by the Authority under HUD's Capital Program. This pledge is subject to appropriations. CMHA may also elect to sell bonds financed with Capital Grant funds under its own authority to finance rehabilitation and new construction projects.

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

## A. Public Housing

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

### (1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

### (2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)  
Tentative Web based application being considered

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

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

Seven: Jenkins

The Meadows

New Village Place

Chestnut Grove (Waggoner Rd)

Post Oak

Poindexter

Rosewind

CMHA may go to site based for all its developments should it prove efficient and effective.

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

If yes, how many lists?

Those CMHA sites that will be determined through out the year.  
Still to be decided.

Jenkins

Rosewind

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

If yes, how many lists? Two

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

PHA main administrative office

All PHA development management offices

Management offices at developments with site-based waiting lists

At the development to which they would like to apply

Other (list below)

### **(3) Assignment**

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

One

Two

Three or More

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

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

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

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

a. Income targeting:

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

b. Transfer policies:

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

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

504 transfers over new admissions

c. Preferences

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

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

Former Federal preferences:

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Executive Director's Decision

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

4 Date and Time

Former Federal preferences:

- 5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 5 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 (1)
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (3)
- 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)

Disabled individuals with supportive services from community organizations.

Executive Directors Decision

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

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

### **(1) Eligibility**

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

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

4 Date and Time

Former Federal preferences

- 5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing
- 5 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 (1)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (3)
- 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)  
Disabled and homeless individuals with supportive services from community organizations  
Executive Directors Decision

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

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

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

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

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

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

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

If yes, state amount/s and circumstances below:

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

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. 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 or change in family composition

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

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

**(2) Flat Rents**

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

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

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR---FY 02 50<sup>th</sup> FMRs for project units
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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)

Determination is made based on congressional funding.

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	3241	757
Section 8 Vouchers	9679	900
Section 8 Certificates		
Section 8 Mod Rehab	80	10
Special Purpose Section 8 Certificates/Vouchers (list individually)	245	5
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter + Care	500	72

**C. Management and Maintenance Policies**

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

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

- Admission & Occupancy Policy is available at 880 E. 11<sup>th</sup> Ave., Cols., Ohio 43211 or on the web at [www.cmhanet.com](http://www.cmhanet.com)
- Property Management Maintenance Policy is available at 880 E. 11<sup>th</sup> Ave., Cols., Ohio 43211
- Pest Control Policy is available at 880 E. 11<sup>th</sup> Ave., Cols., Ohio 43211
- Personnel Policy is available at 880 E. 11<sup>th</sup> Ave., Cols., Ohio 43211

(2) Section 8 Management: (list below)

- Administrative Plan is available at 880 E. 11<sup>th</sup> Ave. Cols., Ohio 43211 or on the web [www.cmhanet.com](http://www.cmhanet.com)
- Personnel Policy is available at 880 E. 11<sup>th</sup> Ave., Cols., Ohio 43211

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

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

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

Select one:

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

-or-

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

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

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

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

2. Development (project) number: OH16URD

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

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

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

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:  
Jenkins Terrace  
Worley Terrace  
Undesignated elderly project  
Undesignated family project

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:  
Jenkins Terrace – development activities for rebuild  
Worley Terrace – Assessment/planning activities  
Complete New Villages  
CMHA will continue to explore other elderly and family development opportunities with potential partners in an effort to aid in deconcentration and expand low-income affordable housing.

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Vacant land
1b. Development (project) number: Parts of various sites

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/31/03)
5. Number of units affected: N/A
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 12/31/05

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites
1b. Development (project) number: OH118 and OH121
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>

3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/01/03)</u>
5. Number of units affected: 150 - 200
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 08/01/04 b. Projected end date of activity: 6/30/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: High Rises ( Worley Terrace, Sunshine Annex) 1b. Development (project) number: OH1-14 & OH1-15
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> To CMHA Subsidiary
3. Application status (select one) Beginning analysis of cost of rehab or new built. Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/26/04)</u>
5. Number of units affected: Worley 226, Sunshine Annex 126
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/30/05 b. Projected end date of activity: Depends on analysis and Capital Funds.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Jenkins Terrace 1b. Development (project) number: OH1-12
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> CMHA Subsidiary
3. Application status (select one) Beginning analysis of cost of rehab or new built. Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>6/3/03</u>
5. Number of units affected: 194
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/03/03 b. Projected end date of activity: Lease up on new build will be 2007

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Jenkins Terrace
1b. Development (project) number: OH1-12
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>3/18/04</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Worley Terrace 1b. Development (project) number: OH1-14
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>3/31/05</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 100 to 150 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

[24 CFR Part 903.7 9 (j)]

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

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units	

Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description</b> (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: OH01-118 & OH01-121	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected: 115	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

- Prospective home must have at least \$3,000 in their FSS escrow account and must be employed full time for at least a year
- A down payment of at least 3 percent of the purchase price is required.
- One percent of the down payment must come from the family's personal savings.

Additional safeguards have also been established:

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

The maximum term of Section 8 home ownership assistance may be for 15 years if the mortgage is for a term of longer than 240 months. Monthly subsidy payments will be made directly to clients who will in turn make payments to their lending institutions. Families must continue to meet all Section 8 requirements in order to remain eligible in addition to documenting that they are current on mortgage, insurance, and utility payments at their annual recertification.

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

[24 CFR Part 903.7 9 (l)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/31/01

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip



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**

See Appendix H for Community Service Policy

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Same as #13 A-3 Above

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

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)

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

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]  
 CMHA PET OWNERSHIP LEASE ADDENDUM

## CMHA Pet Policy

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

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

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

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

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

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

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

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

neutered prior to occupancy in the unit, and proof that all required vaccinations have been administered as required by law is required to be given to the manager prior to the animal's occupancy of the unit. Owners must maintain current inoculations of pets as defined by the Columbus Health Department and such records are to be made available upon request of management.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CMHA Management \_\_\_\_\_

Pet Description:

Male/Female

Name

Dog/Cat/Other \_\_\_\_\_

Description \_\_\_\_\_ (no other  
pet may be substituted)

Veterinarian Statement of Spayed/Neutered \_\_\_\_\_

License No. \_\_\_\_\_

Shot Record Compliance \_\_\_\_\_

Fee Paid \_\_\_\_\_

Emergency Notification: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

No Pet Clause:

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

Management \_\_\_\_\_ Tenant \_\_\_\_\_

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
(Will be provided after comment period and meeting with RAB)
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment: Appendix G  
 Provided below:  
Will be included after comment period and meeting with RAB.
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

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

#### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe) Mayoral Appointment
- b. Eligible candidates: (select one)  
 Any recipient of PHA assistance  
 Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here)

Franklin County, Ohio  
City of Columbus, Ohio

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

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

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

## **D. Other Information Required by HUD**

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

### **Significant Amendments/Modification Definition**

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

**Attachments**

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

# PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

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

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

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

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



**APPENDIX A**

**STRATEGIC PLAN**

Columbus Metropolitan  
**Housing Authority**

**Strategic Plan**

February 2002

## Mission

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

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

### **Priority Strategic Initiatives:**

#### **1. Housing Programs**

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

#### **2. Funding**

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

#### **3. Operational Efficiencies**

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

#### **4. Customer Service**

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

#### **5. Internal Staffing Issues**

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

## Initiative 1: Housing Programs

### **Current State:**

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

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

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

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

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

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

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

### *Two Year Goal:*

#### 1. Family Units:

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

#### 2. Elderly Units:

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

#### 3. Section 8:

- Improve utilization rate to 98%
- Maintain Shelter Plus Care programs for disabled and homeless

#### 4. Applicant Pool

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

#### 5. Develop new wait list procedure to reduce dropouts.

### **Stakeholders**

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

### **Objectives:**

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

### Who's Our Customer?

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

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

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

## Initiative 2: Organizational Efficiencies

### Current State:

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

### Two-Year Goal:

- All major processes are documented along with associated performance measures that are tied to CMHA goals.
- Insure that all CMHA staff understands the key CMHA processes and how they related to CMHA goals.
- Identify and implement opportunities staff has for process improvement.
- Document the roles, functions, and expectations of our partners and insure staff understand their responsibilities in these relationships

*Shareholders and Partners:*

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

***Objective 1: Document all major processes***

*Now: Unknown quantity of processes*

*Goal: 100% of key processes*

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

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

*Now: Approximately 50% of processes have performance standards*

*Goal: 95% of processes will have performance standards*

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

***Objective 3: Work with staff to identify opportunities for improvement***

*Now: Unknown*

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

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

<i>Document new processes</i>		
<i>Develop implementation plan</i>	9/02	Senior Staff

**Objective 4: Insure that staff understands processes and performance standards**

*Now: Standards vary and are not written*

*Goal: Established standards communicated to all staff*

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

**Objective 5: Document roles and expectations with outside partners**

*Now: Framework established*

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

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

### Initiative 3: Housing Authority Funding

**Current State:**

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

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

*Two-Year Goal:*

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

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

*Shareholders/Partners:*

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

Objective 1: Conventional Housing Program

Now: Losing \$1.2 million/yr.

2 year goal: Freeze \$1.2 million loss

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

Objective 2: Section 8 Programs

Now: Netting \$450,000

2 year goal: Netting \$1.2 million

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

Objective 3: Alternative Housing

Now: Making \$50,000

2 year goal: Making \$100,000

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

Objective 4: New Grants

Now: Netting \$150,000

2 year goal: Social Service Staff fully funded by grants.

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

Objective 5: Other Housing Revenue Sources

Now: No Profits

2 year goal: ?

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

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

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

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

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

### Initiative 4: Customer Service

**Current State:**

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

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

*Two-Year Plan:*

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

*Shareholders/Partners:*

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

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

What	By When	By Whom
There will be standards of service created and	3/03	Supv/mgr of each dept., John

implemented for each dept. and each workload		Hahn
Monitor the written standards to hold each employee accountable to these standards	6/03	Supv/mgr of each dept., John Hahn

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

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

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

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

## Initiative 5: CMHA Staffing Issues

### Current State:

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

### Two-Year Goal:

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

### Shareholders:

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

Objective 1: Develop a written training plan

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

Goal: Training plan and curriculum for all staff

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

Objective 2: Implement Performance Review

Now: Partial reviews only in management

Goal: Evaluations performed on all staff

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

Objective 3: Recognize staff strengths

Now: Employee of the quarter

Goal: Formalized recognition program

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

Objective 4: Expectations

Now: Implied Standards

Goal: To develop standard expectations for customer service

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

**APPENDIX B**

**OLD PLAN EVALUATION**

## **2004 Mid Year Annual Plan Evaluation**

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

New Villages is currently under construction and lease up started in August 2004.

On July 26, 2004 family communities were averaging 95.2 % lease up with elderly at 92.9%. While not meeting the goal improvement has been constant

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

CMHA applied and received a HOPE VI demolition grant for Jenkins of approximately \$1.1 million

Worley Terrace has been assessed and a demolition/disposition application submitted to HUD.

Congress and HUD have subjected S8 to funding cuts and CMHA has taken steps to reduce housing costs

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

An RFP was issued and a new software vendor was approved by CMHA's Board in July 2004.

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

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

CMHA was successful in getting funding restored to its S8 program of \$2.5 million for CY 2004 from HUD

CMHA continues to attempt to adjust to the continued reduction in Operating subsidy which takes up considerable staff time

A monthly Public Housing Performance Monitoring is conducted with top staff and quarterly site managers are included

Public Housing changed its Annual Inspection process and has inspected all units within the first seven months of 2004

A TASS/UIV and Quality Control Committee has been established to improve case accuracy and deal with RIM reviews

## **APPENDIX C**

# **POLICY FOR DECONCENTRATION**

# Columbus Metropolitan Housing Authority Deconcentration Data

2005 Agency Plan  
July 2004

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

The average household size in our family developments is 2.835 people as of July 2004. The income for our developments is listed below broken down by family and senior/disabled developments. To meet the 30% of median income, households of three must have an income of \$17,250. In analyzing our family developments based on the average size of three (2.835), we find no development with incomes over this amount. In fact, there are no developments over 30% of median income, \$15,200, for a household of two.

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

## Elderly Communities

Sunshine Terrace	\$ 6,242
Worley Terrace	\$ 7,293
Sunshine Annex	\$ 8,917
Marion Square	\$ 8,917
Maplewood	\$10,379
Bollinger Towers	\$ 7,977
Chestnut Grove	\$ 9,933
Sawyer Towers	\$ 8,602

## Family Communities

Poindexter Village	\$ 6,862
Lincoln Park	\$ 8,190
Riverside Bradley	\$ 6,060
Rosewind	\$12,181
Sawyer Manor	\$10,469
Scattered Sites	\$10,248
Ohio Townhouses	\$ 9,743
Kenmore Square	\$ 8,138
Indian Meadows	\$ 6,894
Post Oak Station	\$ 8,704
Glenview	\$ 8,683
Eastmoor Square	\$ 9,830
Reeb Hosack	\$11,374
Canoby Court	\$ 8,090
Thornwood Commons	\$ 7,221
Trevitt Heights	\$10,030
The Meadows	\$13,310



**APPENDIX D**

**FY 2005 CAPITAL FUND ANNUAL STATEMENT**

**ANNUAL STATEMENT/  
PERFORMANCE AND EVALUATION REPORT**

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

**PART I: SUMMARY**

OMB Approval No. 2577-0157 (Exp. 03/31/ 2002)

**COMPREHENSIVE GRANT PROGRAM (CGP)**

2005

PHA Name: <b>COLUMBUS METROPOLITAN HOUSING AUTHORITY, COLUMBUS, OHIO</b>		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			
(X) Original Annual Statement ( ) Reserve for Disasters/Emergencies ( ) Performance and Evaluation Report for Period Ending:		( ) Revised Annual Statement / Revision Number (Revision No:----- ) ( ) Final Performance and Evaluation Report			
Line #	SUMMARY OF DEVELOPMENT ACCOUNT	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	TOTAL NON-CGP FUNDS	\$0			
2	1406 OPERATIONS (May not exceed 10% of line 20)	\$1,322,324			
3	1408 MANAGEMENT IMPROVEMENTS	\$802,440			
4	1410 ADMINISTRATION	\$510,000			
5	1411 AUDIT	\$0			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$278,380			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$631,269			
10	1460 DWELLING STRUCTURE	\$3,067,206			
11	1465.1 DWELLING EQUIPMENT-NON-EXPENDABLE	\$0			
12	1470 NON-DWELLING STRUCTURES	\$0			
13	1475 NON DWELLING 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	1498 MOD USED FOR DEVELOPMENT	\$0			
19	1502 CONTINGENCY (May not exceed 8% of line 20)	\$0			
20	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$6,611,619			
21	AMOUNT OF LINE 20 RELATED TO LBP ACTIVITIES	\$100,000			
22	AMOUNT OF LINE 20 RELATED TO SECTION 504 COMPLIANCE	\$50,000			
23	AMOUNT OF LINE 20 RELATED TO SECURITY	\$200,000			
24	AMOUNT OF LINE 20 RELATED TO ENER. CONSERV. MEASURE	\$200,000			
Signature of Executive Director: <b>Dennis S. Guest</b>		Date:	Signature of Public Housing Director		Date

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

Form HUD 52837 (9/98)

2- To be completed for the Performance and Evaluation Report.

Page 1 of 1

Ref. Handbook 7485.3

Total HUD Budget This Tear = \$6,611,619

Total Construction Cost = \$3,976,855



PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-001 POINDEXTER VILLAGE	* Management Improvements	1408		\$132,914				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$55,380				
	* Others: A/E fees & costs	1430		\$22,933				
	* Site Improvements	1450		\$134,677				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$170,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$515,904				
OH16-002 LINCOLN PARK	* Management Improvements	1408		\$97,745				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$41,736				
	* Others: A/E fees & costs	1430		\$15,451				
	* Site Improvements	1450		\$29,140				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$180,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$364,072				
Subtotal of estimated cost				\$879,976				

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

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-003  RIVERSIDE HOMES	* Management Improvements	1408		\$91,523				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$17,122				
	* Others: A/E fees & costs	1430		\$7,090				
	* Site Improvements	1450		\$25,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$69,200				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$209,935				
OH16-006  SUNSHINE TERRACE	* Management Improvements	1408		\$37,188				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$24,078				
	* Others: A/E fees & costs	1430		\$9,971				
	* Site Improvements	1450		\$32,468				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$100,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$203,705				
Subtotal of estimated cost				\$413,640				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-010  SAWYER TOWERS	* Management Improvements	1408		\$147,164				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$52,438				
	* Others: A/E fees & costs	1430		\$21,714				
	* Site Improvements	1450		\$50,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$238,486				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$509,802				
OH16-012  JENKINS TERRACE	* Management Improvements	1408						
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410						
	* Others: A/E fees & costs	1430						
	* Site Improvements	1450						
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460						
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$0				
Subtotal of estimated cost				\$509,802				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-014  WORLEY TERRACE	* Management Improvements	1408		\$64,137				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$30,232				
	* Others: A/E fees & costs	1430		\$12,519				
	* Site Improvements	1450		\$22,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$146,321				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$275,209				
OH16-015  SUNSHINE ANNEX	* Management Improvements	1408		\$29,334				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$17,122				
	* Others: A/E fees & costs	1430		\$7,090				
	* Site Improvements	1450		\$14,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$80,200				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$147,746				
<b>Subtotal of estimated cost</b>				\$422,955				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-020  MARION SQUARE	* Management Improvements	1408		\$56,855				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$32,640				
	* Others: A/E fees & costs	1430		\$13,516				
	* Site Improvements	1450		\$30,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$149,568				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$282,579				
OH16-033  KENMORE SQUARE	* Management Improvements	1408		\$68,459				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$7,491				
	* Others: A/E fees & costs	1430		\$3,102				
	* Site Improvements	1450		\$12,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$29,212				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$120,264				
Subtotal of estimated cost				\$402,843				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-035  POST OAK STATION I	* Management Improvements	1408		\$60,573				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$19,364				
	* Others: A/E fees & costs	1430		\$3,878				
	* Site Improvements	1450		\$10,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$41,515				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$135,330				
OH16-046  POST OAK STATION II	* Management Improvements	1408		\$61,782				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$10,434				
	* Others: A/E fees & costs	1430		\$4,321				
	* Site Improvements	1450		\$17,403				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$40,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$133,940				
Subtotal of estimated cost				\$269,270				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
<b>OH16-037</b>  <b>GLENVIEW ESTATES</b>	* Management Improvements	1408		\$97,552				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$16,688				
	* Others: A/E fees & costs	1430		\$2,770				
	* Site Improvements	1450		\$16,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$20,797				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$153,807				
<b>OH16-038</b>  <b>MAPLEWOOD HEIGHTS</b>	* Management Improvements	1408		\$80,724				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$19,498				
	* Others: A/E fees & costs	1430		\$3,933				
	* Site Improvements	1450		\$13,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$39,251				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$156,406				
Subtotal of estimated cost				\$310,213				

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
<b>OH16-039</b>  <b>BOLLINGER TOWER</b>	* Management Improvements	1408		\$95,105				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$13,377				
	* Others: A/E fees & costs	1430		\$5,539				
	* Site Improvements	1450		\$15,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$58,593				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$187,614				
<b>OH16-040</b>  <b>EASTMOOR SQUAE</b>	* Management Improvements	1408		\$78,005				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$17,090				
	* Others: A/E fees & costs	1430		\$2,936				
	* Site Improvements	1450		\$10,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$29,005				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$137,036				
Subtotal of estimated cost				\$324,650				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-041  REEB HOSACK	* Management Improvements	1408		\$74,078				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$13,612				
	* Others: A/E fees & costs	1430		\$1,496				
	* Site Improvements	1450		\$9,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$10,870				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$109,056				
OH16-042  CANONBY COURT	* Management Improvements	1408		\$77,552				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$30,688				
	* Others: A/E fees & costs	1430		\$2,770				
	* Site Improvements	1450		\$16,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$20,797				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$147,807				
Subtotal of estimated cost				\$256,863				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-043  THORNWOOD COMMONS	* Management Improvements	1408		\$92,990				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$15,564				
	* Others: A/E fees & costs	1430		\$4,764				
	* Site Improvements	1450		\$13,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$50,290				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$176,608				
OH16-044  TRIVETT HEIGHT	* Management Improvements	1408		\$94,443				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$20,326				
	* Others: A/E fees & costs	1430		\$7,589				
	* Site Improvements	1450		\$30,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$40,823				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$193,181				
Subtotal of estimated cost				\$369,789				

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PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
<b>OH16-0200</b>  <b>NEW OFFICE BUILDING</b>	* Management Improvements	1408		\$0				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410			0			
	* Others: A/E fees & costs	1430			0			
	* Site Improvements	1450			0			
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460			0			
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$0				
<b>OH16-0201</b>  <b>NEW MAINTENANCE BUILDING</b>	* Management Improvements	1408		\$0				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$0				
	* Others: A/E fees & costs	1430		\$75,000				
	* Site Improvements	1450		\$500,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$1,300,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>			\$1,875,000					
Subtotal of estimated cost			\$1,875,000					

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
<b>OH16-010-B</b>  <b>SAWYER MANOR</b>	* Management Improvements	1408		\$97,630				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$15,517				
	* Others: A/E fees & costs	1430		\$6,426				
	* Site Improvements	1450		\$30,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$35,368				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
Handicap compliance								
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$184,941				
<b>OH16-028</b>  <b>OHIO TOWNHOUSES</b>	* Management Improvements	1408		\$72,084				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$25,702				
	* Others: A/E fees & costs	1430		\$3,987				
	* Site Improvements	1450		\$32,468				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$30,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
Handicap compliance								
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$164,241				
Subtotal of estimated cost				\$349,182				

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

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

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	PROPOSED WORK (2)
OH16-05 ROSEWIND	* Management Improvements	1408		\$97,630				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$20,000				
	* Others: A/E fees & costs	1430		\$5,000				
	* Site Improvements	1450		\$10,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$30,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$162,630				
OH16-05 ROSEWIND	* Management Improvements	1408		\$72,084				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$20,000				
	* Others: A/E fees & costs	1430		\$3,000				
	* Site Improvements	1450		\$10,000				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$20,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
Upgrade Security System								
* Dwelling Equipment	1465.1							
<b>TOTAL PROJECT</b>				\$125,084				
Subtotal of estimated cost				\$287,714				

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

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

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

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

Development Number	General Description of Major Work Category	Dev. Account Number	TOTAL ESTIMATED COST			ACTUAL COST		STATUS OF PROPOSED WORK (2)
			Quality Lumpsum	Original Cost	Revised Cost (1)	Funds Obligated	Funds Expended	
OH16-18/21  SCATTER SITES	* Management Improvements	1408		\$53,532				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$29,696				
	* Others: A/E fees & costs	1430		\$3,434				
	* Site Improvements	1450		\$0				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$35,628				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$122,290				
OH16-034  INDIAN MEADOWS	* Management Improvements	1408		\$75,294				
	Off-duty police							
	Security Guards							
	Resident Specialist Family							
	Resident Specialist Senior							
	Mental health liaison							
	Resident Service Manager / Secretary							
	* Administration costs	1410		\$6,852				
	* Others: A/E fees & costs	1430		\$3,000				
	* Site Improvements	1450		\$0				
	Repl./Upgr. Site Utilities							
	Landscaping							
	Site Lighting							
	Parking / Side Walks / Play Grounds							
	* Dwelling Structure	1460		\$20,000				
	Upgrade HVAC system							
	Upgrade electrical syst.							
	Upgrade plumbing syst.							
	Upgrade build. interior							
	Upgrade build. exterior							
	Handicap compliance							
	Upgrade Security System							
	* Dwelling Equipment	1465.1						
<b>TOTAL PROJECT</b>				\$105,146				
Subtotal of estimated cost				\$227,436				
<b>GRAND TOTAL</b>				<b>\$6,611,619</b>				

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

HUD \$6,611,619

TOTAL \$6,611,619

=====  
\$0

ANNUAL STATEMENT/  
PERFORMANCE AND EVALUATION REPORT

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

PART III: IMPLEMENTATION SCHEDULE

COMPREHENSIVE GRANT PROGRAM

(CGP) 2005

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
Poindexter Village OH16 - 001	9/30/2007			9 / 30 / 2008		
Lincoln Park OH16 - 002/9	9/30/2007			9 / 30 / 2008		
Riverside Homes OH16 - 003	9/30/2007			9 / 30 / 2008		
Sunshine Terrace OH16 - 006	9/30/2007			9 / 30 / 2008		
Sawyer Towers OH16 - 010	9/30/2007			9 / 30 / 2008		
Sawyer Manor OH16 - 010-B	9/30/2007			9 / 30 / 2008		
Worley Terrace OH16 - 014	9/30/2007			9 / 30 / 2008		
Sunshine Annex OH16 - 015	9/30/2007			9 / 30 / 2008		
Marion Square OH16 - 020	9/30/2007			9 / 30 / 2008		
Ohio Townhouses OH16 - 028	9/30/2007			9 / 30 / 2008		
Kenmore Square OH16 - 033	9/30/2007			9 / 30 / 2008		
Indian Meadows OH16 - 034	9/30/2007			9 / 30 / 2008		
Post Oak Station - I & II OH16 - 033 / 46	9/30/2007			9 / 30 / 2008		
Glenview Estate OH16 - 0037	9/30/2007			9 / 30 / 2008		
Maplewood Heights OH16 - 038	9/30/2007			9 / 30 / 2008		
Bollenger Towers OH16 - 039	9/30/2007			9 / 30 / 2008		
Eastmoor Square OH16 - 040	9/30/2007			9 / 30 / 2008		
Reeb Hosack OH16 - 041	9/30/2007			9 / 30 / 2008		
Canonby Couert OH16 - 042	9/30/2007			9 / 30 / 2008		
Thornwood Commons OH16 - 043	9/30/2007			9 / 30 / 2008		
Trivett Heights OH16 - 044	9/30/2007			9 / 30 / 2008		
Rosewind OH16 - 05	9/30/2007			9 / 30 / 2008		
The Meadows OH16 - 047	9/30/2007			9 / 30 / 2008		
CMHA New Maintenance Bldg.	9/30/2007			9 / 30 / 2008		
Signature of Executive Director				Date		Signature of Public Housing Director
Dennis S. Guest						

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



**APPENDIX E**

**FY 2005 CAPITAL FUND 5 YEAR ACTION PLAN**

**FIVE-YEAR ACTION PLAN  
PART I: SUMMARY  
COMPREHENSIVE GRANT PROGRAM (CGP) 2005**

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

HA NAME: COLUMBUS METROPOLITAN HOUSING AUTHORITY		Locality ( City / County / State ) Columbus, Franklin, Ohio		-----X----- Original ----- Revision No. -----	
Development Number/Name/	WORK Stmt for Year 1	Work Statement Year 2: FFY2006	Work Statement Year 3: FFY2007	Work Statement Year 4: FFY2008	Work Statement Year 5: FFY 2009
OH16-001	Poindexter Village	\$489,191	\$489,191	\$489,191	\$489,191
OH16-002	Lincoln Park	\$366,303	\$366,303	\$366,303	\$366,303
OH16-003	Riverside Homes	\$151,248	\$151,248	\$151,248	\$151,248
OH16-006	Sunshine Terrace	\$212,692	\$212,692	\$212,692	\$212,692
OH16-010	Sawyer Towers	\$463,196	\$463,196	\$463,196	\$463,196
OH16-010	Sawyer Manor	\$137,068	\$137,068	\$137,068	\$137,068
OH16-012	Jenkins Terrace	\$0	\$0	\$0	\$0
OH16-014	Worley Terrace	\$267,046	\$267,046	\$267,046	\$267,046
OH16-015	Sunshine Annex	2005	\$151,248	\$151,248	\$151,248
OH16-018/21	Scatter Sites	\$73,261	\$73,261	\$73,261	\$73,261
OH16-020	Marion Square	SEE	\$288,316	\$288,316	\$288,316
OH16-028	Ohio Townhouses	\$94,530	\$94,530	\$94,530	\$94,530
OH16-033	Kenmore Square	ANNUAL	\$66,171	\$66,171	\$66,171
OH16-034	Indian Meadows	\$85,077	\$85,077	\$85,077	\$85,077
OH16-035	Post Oak Station I	STAMT.	\$82,714	\$82,714	\$82,714
OH16-037	Glenview Estate	\$59,081	\$59,081	\$59,081	\$59,081
OH16-038	Maplewood Heights	\$83,895	\$83,895	\$83,895	\$83,895
OH16-039	Bollinger Tower	\$118,162	\$118,162	\$118,162	\$118,162
OH16-040	Eastmoor Square	\$62,626	\$62,626	\$62,626	\$62,626
OH16-041	Reeb-Hosack	\$31,904	\$31,904	\$31,904	\$31,904
OH16-042	Canonby Court	\$59,081	\$59,081	\$59,081	\$59,081
OH16-043	Thornwood Commons	\$101,619	\$101,619	\$101,619	\$101,619
OH16-044	Trivett Height	\$161,882	\$161,882	\$161,882	\$161,882
OH16-046	Post Oak Station II	\$92,166	\$92,166	\$92,166	\$92,166
OH16-200	CMHA New Office Building	\$0	\$0	\$0	\$0
OH16-201	CMHA New Maintenance Building	\$0	\$0	\$0	\$0
OH16-05	Rosewind	\$40,000	\$40,000	\$40,000	\$40,000
OH16-047	The Meadows	\$30,000	\$30,000	\$30,000	\$30,000
OH16-202	New Construction	\$0	\$0	\$0	\$0
Physical Improvements Subtotal:		\$3,768,475	\$3,768,475	\$3,768,475	\$3,768,475
Management Improvements:		\$802,440	\$802,440	\$802,440	\$802,440
PHA-wide Non dwelling Structures & Equipment:		\$0	\$0	\$0	\$0
Administration:		\$510,000	\$510,000	\$510,000	\$510,000
Other: (A/E, C.M., Relocation, Auditing)		\$278,380	\$278,380	\$278,380	\$278,380
Operations:		\$1,252,324	\$1,252,324	\$1,252,324	\$1,252,324
Demolition:		\$0	\$0	\$0	\$0
Replacement Reserve:		\$0	\$0	\$0	\$0
Mod Used for Development:		\$0	\$0	\$0	\$0
Total CGP Funds:		\$6,611,619	\$6,611,619	\$6,611,619	\$6,611,619
Total Non- CGP Funds:					
<b>GRAND TOTAL</b>		<b>\$6,611,619</b>	<b>\$6,611,619</b>	<b>\$6,611,619</b>	<b>\$6,611,619</b>
Signature of Executive Director:		Signature of Public Housing Director		Date	
Dennis S. Guest					

PAGE 1 OF 1

FORM HUD-52834 (10/96) REF: Handbook Handbook 7485.3

HUD FUND	\$6,611,619	\$6,611,619	\$6,611,619	\$6,611,619
Above Figures	\$6,611,619	\$6,611,619	\$6,611,619	\$6,611,619
Difference	\$0	\$0	\$0	\$0

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		yea 4 : 2008		year 5 : 2009		N
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	
<b>OH15-001 POINDEXTER VILLAGE</b>											
*Administration costs		\$65,360		\$68,786		\$68,786		\$68,786		\$68,786	
*Others: A/E fees & costs		\$22,933		\$36,821		\$36,821		\$36,821		\$36,821	
*Site Improvement		\$134,677		\$90,000		\$90,000		\$90,000		\$90,000	
Repl/Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$170,000		\$399,191		\$399,191		\$399,191		\$399,191	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System											
*Dwelling Equipment		\$311,677		\$181,101		\$189,191		\$181,101			
<b>TOTAL PROJECT</b>		<b>\$392,990</b>		<b>\$594,800</b>		<b>\$594,800</b>		<b>\$594,800</b>		<b>\$594,800</b>	
<b>OH15-002 LINCOLN PARK</b>											
*Administration costs		\$41,736		\$58,000		\$58,000		\$58,000		\$58,000	
*Others: A/E fees & costs		\$16,461		\$27,671		\$27,671		\$27,671		\$27,671	
*Site Improvement		\$29,140		\$40,000		\$40,000		\$40,000		\$40,000	
Repl/Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$190,000		\$328,303		\$328,303		\$328,303		\$328,303	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security											
*Dwelling Equipment		\$365,140		\$166,303		\$366,303		\$166,303		\$366,303	
<b>TOTAL PROJECT</b>		<b>\$286,327</b>		<b>\$461,674</b>		<b>\$461,674</b>		<b>\$461,674</b>		<b>\$461,674</b>	
<b>Subtotal of estimated Cost</b>		<b>\$649,317</b>		<b>\$1,046,674</b>		<b>\$1,046,674</b>		<b>\$1,046,674</b>		<b>\$1,046,674</b>	

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009		N
	Quantity Lumpsum	Estimated Cost									
<b>QH16-003 RIVERSIDE HOMES</b>											
*Administration costs		\$17,122		\$37,000		\$37,000		\$37,000		\$37,000	
*Others: A/E fees & costs		\$7,090		\$11,384		\$11,384		\$11,384		\$11,384	
*Site Improvement		\$25,000		\$15,000		\$15,000		\$15,000		\$15,000	
Repl./Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$89,200		\$136,249		\$136,249		\$136,249		\$136,249	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System											
*Dwelling Equipment		\$51,200		\$151,248		\$151,248		\$151,248		\$151,248	
<b>TOTAL PROJECT</b>		\$119,412		\$199,832		\$199,832		\$199,832		\$199,832	
<b>QH16-006 SUNSHINE TERRACE</b>											
*Administration costs		\$24,078		\$45,000		\$45,000		\$45,000		\$45,000	
*Others: A/E fees & costs		\$9,871		\$16,009		\$16,009		\$16,009		\$16,009	
*Site Improvement		\$32,488		\$20,000		\$20,000		\$20,000		\$20,000	
Repl./Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$100,000		\$192,892		\$192,892		\$192,892		\$192,892	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System											
*Dwelling Equipment		\$12,168		\$12,602		\$12,602		\$12,602		\$12,602	
<b>TOTAL PROJECT</b>		\$166,517		\$273,701		\$273,701		\$273,701		\$273,701	
<b>Subtotal of estimated Cost</b>		\$284,929		\$473,333		\$473,333		\$473,333		\$473,333	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2005

OMB Approval

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH15-010 SAWYER TOWERS</b>										
*Administration costs		\$62,489		\$70,000		\$70,000		\$70,000		\$70,000
*Others: A/E fees & costs		\$21,714		\$34,064		\$34,064		\$34,064		\$34,064
*Site Improvement		\$50,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$238,496		\$449,196		\$449,196		\$449,196		\$449,196
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$163,196		\$163,196		\$163,196		\$163,196		\$163,196
<b>TOTAL PROJECT</b>		<b>\$362,839</b>		<b>\$568,060</b>		<b>\$568,060</b>		<b>\$568,060</b>		<b>\$568,060</b>
<b>OH15-012 JENKINS TERRACE</b>										
*Administration costs		\$0								
*Others: A/E fees & costs		\$0								
*Site Improvement		\$0								
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$0								
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$0		\$0		\$0		\$0		\$0
<b>TOTAL PROJECT</b>		<b>\$0</b>		$0		$0		$0		$0
<b>Subtotal of estimated Cost</b>		<b>\$362,638</b>		<b>\$568,060</b>		<b>\$568,060</b>		<b>\$568,060</b>		<b>\$568,060</b>

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

**COMPREHENSIVE GRANT PROGRAM (CGP) 2005**

OMB Approval

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-014 WORLEY TERRACE</b>										
*Administration costs		\$30,232		\$31,431		\$31,431		\$31,431		\$31,431
*Others: A/E fees & costs		\$12,519		\$20,100		\$20,100		\$20,100		\$20,100
*Site Improvement		\$22,000		\$20,000		\$20,000		\$20,000		\$20,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$146,321		\$247,046		\$247,046		\$247,046		\$247,046
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$160,021		\$267,046		\$267,046		\$267,046		\$267,046	
<b>TOTAL PROJECT</b>		\$211,072		\$318,577		\$318,577		\$318,577		\$318,577
<b>OH16-015 SUNSHINE ANNEX</b>										
*Administration costs		\$17,122		\$37,000		\$37,000		\$37,000		\$37,000
*Others: A/E fees & costs		\$7,080		\$11,384		\$11,384		\$11,384		\$11,384
*Site Improvement		\$14,000		\$19,000		\$19,000		\$19,000		\$19,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$80,200		\$138,248		\$138,248		\$138,248		\$138,248
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$94,200		\$157,240		\$157,240		\$157,240		\$157,240	
<b>TOTAL PROJECT</b>		\$116,412		\$205,632		\$205,632		\$205,632		\$205,632
<b>Subtotal of estimated Cost</b>		\$329,484		\$524,209		\$524,209		\$524,209		\$524,209

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

GMB Approval

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		yea 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH15-020 MARION SQUARE</b>										
*Administration costs		\$32,840		\$43,934		\$43,934		\$43,934		\$43,934
*Others: A/E fees & costs		\$13,618		\$21,701		\$21,701		\$21,701		\$21,701
*Site Improvement		\$30,000		\$10,000		\$10,000		\$10,000		\$10,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$149,689		\$179,376		\$179,376		\$179,376		\$179,376
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$179,668		\$168,376		\$168,376		\$168,376		\$168,376
<b>TOTAL PROJECT</b>		\$226,724		\$264,011		\$264,011		\$264,011		\$264,011
<b>OH15-033 KENMORE SQUARE</b>										
*Administration costs		\$17,491		\$37,000		\$37,000		\$37,000		\$37,000
*Others: A/E fees & costs		\$3,102		\$4,991		\$4,991		\$4,991		\$4,991
*Site Improvement		\$12,000		\$10,000		\$10,000		\$10,000		\$10,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$29,212		\$66,171		\$66,171		\$66,171		\$66,171
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$11,212		\$66,171		\$66,171		\$66,171		\$66,171
<b>TOTAL PROJECT</b>		\$81,906		\$109,162		\$109,162		\$109,162		\$109,162
<b>Subtotal of estimated Cost</b>		\$287,529		\$362,163		\$362,163		\$362,163		\$362,163

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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GMB Approval

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		yea 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH15-035 POST OAK STATION I</b>										
*Administration costs		\$19,384		\$30,000		\$30,000		\$30,000		\$30,000
*Others: A/E fees & costs		\$3,979		\$8,226		\$8,226		\$8,226		\$8,226
*Site Improvement		\$10,000		\$30,000		\$30,000		\$30,000		\$30,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$41,516		\$52,714		\$52,714		\$52,714		\$52,714
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$61,516		\$62,714		\$62,714		\$62,714		\$62,714
<b>TOTAL PROJECT</b>		\$74,767		\$119,940		\$119,940		\$119,940		\$119,940
<b>OH15-046 POST OAK STATION II</b>										
*Administration costs		\$20,434		\$40,000		\$40,000		\$40,000		\$40,000
*Others: A/E fees & costs		\$4,321		\$8,937		\$8,937		\$8,937		\$8,937
*Site Improvement		\$17,403		\$25,000		\$25,000		\$25,000		\$25,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,000		\$67,166		\$67,166		\$67,166		\$67,166
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$17,403		\$17,166		\$17,166		\$17,166		\$17,166
<b>TOTAL PROJECT</b>		\$92,159		\$139,103		\$139,103		\$139,103		\$139,103
<b>Subtotal of estimated Cost</b>		\$156,915		\$258,043		\$258,043		\$258,043		\$258,043

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-037 GLENVIEW ESTATES</b>										
*Administration costs		\$16,688		\$36,000		\$36,000		\$36,000		\$36,000
*Others: A/E fees & costs		\$2,770		\$4,447		\$4,447		\$4,447		\$4,447
*Site Improvement		\$16,000		\$10,000		\$10,000		\$10,000		\$10,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$20,797		\$49,081		\$49,081		\$49,081		\$49,081
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$26,797		\$69,081		\$69,081		\$69,081		\$69,081
<b>TOTAL PROJECT</b>		<b>\$66,256</b>		<b>\$101,629</b>		<b>\$101,629</b>		<b>\$101,629</b>		<b>\$101,629</b>
<b>OH16-038 MAPLEWOOD HEIGHTS</b>										
*Administration costs		\$19,498		\$39,000		\$39,000		\$39,000		\$39,000
*Others: A/E fees & costs		\$3,933		\$6,316		\$6,316		\$6,316		\$6,316
*Site Improvement		\$13,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$89,251		\$88,995		\$88,995		\$88,995		\$88,995
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$10,251		\$43,206		\$43,206		\$43,206		\$43,206
<b>TOTAL PROJECT</b>		<b>\$76,692</b>		<b>\$129,210</b>		<b>\$129,210</b>		<b>\$129,210</b>		<b>\$129,210</b>
<b>Subtotal of estimated Cost</b>		<b>\$131,937</b>		<b>\$230,738</b>		<b>\$230,738</b>		<b>\$230,738</b>		<b>\$230,738</b>

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		yea 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-039 BOLLINGER TOWER</b>										
*Administration costs		\$13,377		\$45,000		\$45,000		\$45,000		\$45,000
*Others: A/E fees & costs		\$5,539		\$9,694		\$9,694		\$9,694		\$9,694
*Site Improvement		\$15,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$58,693		\$53,162		\$53,162		\$53,162		\$53,162
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$73,094		\$68,162		\$68,162		\$68,162		\$68,162	
<b>TOTAL PROJECT</b>		\$92,609		\$122,056		\$122,056		\$122,056		\$122,056
<b>OH16-040 EASTMOOR SQUARE</b>										
*Administration costs		\$17,080		\$41,000		\$41,000		\$41,000		\$41,000
*Others: A/E fees & costs		\$2,938		\$4,714		\$4,714		\$4,714		\$4,714
*Site Improvement		\$10,000		\$8,000		\$8,000		\$8,000		\$8,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$29,005		\$54,626		\$54,626		\$54,626		\$54,626
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	\$39,006		\$62,626		\$62,626		\$62,626		\$62,626	
<b>TOTAL PROJECT</b>		\$59,031		\$109,340		\$109,340		\$109,340		\$109,340
<b>Subtotal of estimated Cost</b>		\$151,540		\$230,396		\$230,396		\$230,396		\$230,396

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009		N
	Quantity Lumpsum	Estimated Cost									
<b>OH16-041 REEB HOSACK</b>											
*Administration costs		\$13,612		\$35,000		\$35,000		\$35,000		\$35,000	
*Others: A/E fees & costs		\$1,498		\$2,401		\$2,401		\$2,401		\$2,401	
*Site Improvement		\$9,000		\$10,000		\$10,000		\$10,000		\$10,000	
Repl./Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
Upgrade HVAC system		\$10,870		\$21,904		\$21,904		\$21,904		\$21,904	
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System											
*Dwelling Equipment		\$10,870		\$31,004		\$31,004		\$31,004		\$31,004	
<b>TOTAL PROJECT</b>		<b>\$34,978</b>		<b>\$89,306</b>		<b>\$89,306</b>		<b>\$89,306</b>		<b>\$89,306</b>	
<b>OH16-042 CANONBY COURT</b>											
*Administration costs		\$30,698		\$30,000		\$30,000		\$30,000		\$30,000	
*Others: A/E fees & costs		\$2,770		\$4,447		\$4,447		\$4,447		\$4,447	
*Site Improvement		\$16,000		\$6,000		\$6,000		\$6,000		\$6,000	
Repl./Upgr. Site Utilities											
Landscaping											
Site Lighting											
Parking / Side Walks / Play Grounds											
*Dwelling Structure		\$20,797		\$61,081		\$61,081		\$61,081		\$61,081	
Upgrade HVAC system											
Upgrade electrical syst.											
Upgrade plumbing syst.											
Upgrade build. interior											
Upgrade build. exterior											
Handicap compliance											
Upgrade Security System											
*Dwelling Equipment		\$36,797		\$69,081		\$69,081		\$69,081		\$69,081	
<b>TOTAL PROJECT</b>		<b>\$70,255</b>		<b>\$93,529</b>		<b>\$93,529</b>		<b>\$93,529</b>		<b>\$93,529</b>	
<b>Subtotal of estimated Cost</b>		<b>\$105,233</b>		<b>\$162,833</b>		<b>\$162,833</b>		<b>\$162,833</b>		<b>\$162,833</b>	

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-043 THORNWOOD COMMONS</b>										
*Administration costs		\$16,504		\$39,876		\$39,876		\$39,876		\$39,876
*Others: A/E fees & costs		\$4,784		\$7,849		\$7,849		\$7,849		\$7,849
*Site Improvement		\$13,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$60,290		\$96,619		\$96,619		\$96,619		\$96,619
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	563,290		501,610		501,610		501,610			
<b>TOTAL PROJECT</b>		\$83,658		\$149,144		\$149,144		\$149,144		\$149,144
<b>OH16-044 TRIVETT HEIGHT</b>										
*Administration costs		\$20,326		\$35,000		\$35,000		\$35,000		\$35,000
*Others: A/E fees & costs		\$7,899		\$12,195		\$12,195		\$12,195		\$12,195
*Site Improvement		\$30,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$40,823		\$96,982		\$96,982		\$96,982		\$96,982
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment	501,823		511,882		511,882		511,882			
<b>TOTAL PROJECT</b>		\$99,738		\$169,087		\$169,087		\$169,087		\$169,087
<b>Subtotal of estimated Cost</b>		<b>\$182,296</b>		<b>\$308,211</b>		<b>\$308,211</b>		<b>\$308,211</b>		<b>\$308,211</b>

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-200 CMHA NEW OFFICE BUILDING</b>										
*Administration costs		\$25,000		\$0		\$0		\$0		\$0
*Others: A/E fees & costs										
*Site Improvement										
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure										
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment		\$0		\$0		\$0		\$0		
<b>TOTAL PROJECT</b>		\$25,000		\$0		\$0		\$0		\$0
<b>OH16-201 CMHA NEW MAINTENANCE BUILDING</b>										
*Administration costs		\$0		\$0		\$0		\$0		\$0
*Others: A/E fees & costs		\$75,000								
*Site Improvement		\$500,000								
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure		\$1,000,000								
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment		\$1,500,000		\$0		\$0		\$0		
<b>TOTAL PROJECT</b>		\$1,575,000		\$0		\$0		\$0		\$0
<b>Subtotal of estimated Cost</b>		<b>\$1,600,000</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>

Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-10-B Sawyer Manor</b>										
*Administration costs		\$15,517		\$20,800		\$20,800		\$20,800		\$20,800
*Others: A/E fees & costs		\$8,426		\$10,317		\$10,317		\$10,317		\$10,317
*Site Improvement		\$30,000		\$35,000		\$35,000		\$35,000		\$35,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$95,369		\$92,069		\$92,069		\$92,069		\$92,069
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$61,368		\$117,068		\$117,068		\$117,068		
<b>TOTAL PROJECT</b>		\$67,311		\$146,165		\$146,165		\$146,165		\$146,165
<b>OH16-028 OHIO TOWNHOUSES</b>										
*Administration costs		\$25,702		\$25,000		\$25,000		\$25,000		\$25,000
*Others: A/E fees & costs		\$3,897		\$7,115		\$7,115		\$7,115		\$7,115
*Site Improvement		\$32,489		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$30,000		\$69,530		\$69,530		\$69,530		\$69,530
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$62,460		\$14,530		\$14,530		\$14,530		
<b>TOTAL PROJECT</b>		\$92,157		\$115,545		\$115,545		\$115,545		\$115,545
<b>Subtotal of estimated Cost</b>		<b>\$179,468</b>		<b>\$264,830</b>		<b>\$264,830</b>		<b>\$264,830</b>		<b>\$264,830</b>

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

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Development Name/No. Major Work Category	year 1 : 2005		year 2 : 2006		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost	Quantity Lumpsum	Estimated Cost
<b>OH16-05 Rosewind</b>										
*Administration costs		\$20,000		\$25,000		\$25,000		\$25,000		\$25,000
*Others: A/E fees & costs		\$5,000		\$10,317		\$10,317		\$10,317		\$10,317
*Site Improvement		\$10,000		\$35,000		\$35,000		\$35,000		\$35,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$30,000		\$92,069		\$92,069		\$92,069		\$92,069
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$10,000		\$117,068		\$117,068		\$117,068		
<b>TOTAL PROJECT</b>		<b>\$65,000</b>		<b>\$162,385</b>		<b>\$162,385</b>		<b>\$162,385</b>		<b>\$162,385</b>
<b>OH16-047 The Meadows</b>										
*Administration costs		\$20,000		\$20,000		\$20,000		\$20,000		\$20,000
*Others: A/E fees & costs		\$3,000		\$7,115		\$7,115		\$7,115		\$7,115
*Site Improvement		\$10,000		\$15,000		\$15,000		\$15,000		\$15,000
Repl./Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		\$20,000		\$69,530		\$69,530		\$69,530		\$69,530
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		\$30,000		\$14,530		\$14,530		\$14,530		
<b>TOTAL PROJECT</b>		<b>\$53,000</b>		<b>\$111,645</b>		<b>\$111,645</b>		<b>\$111,645</b>		<b>\$111,645</b>
<b>Subtotal of estimated Cost</b>		<b>\$118,000</b>		<b>\$264,030</b>		<b>\$264,030</b>		<b>\$264,030</b>		<b>\$264,030</b>

Development Name/No. Major Work Category	year 1 : 2003		year 2 : 2004		year 3 : 2007		year 4 : 2008		year 5 : 2009	
	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
<b>CONSTRUCTION MANAGEMENT SERVICES</b>										
<b>CH16-1621 - Shelter Sites</b>										
*Administration costs		500,000		500,000		550,000		550,000		500,000
*Others: A/E fees & costs		51,424		50,514		55,000		55,000		50,514
*Site Improvement		50		50,000		510,000		510,000		50,000
Site Utilities										
Landscaping										
Parking / Side Walks										
*Dwelling Structure		500,000		500,000		550,000		550,000		500,000
HVAC system										
Electrical syst.										
Plumbing system										
Building interior										
Building exterior										
Handicap compliance										
Security System										
*Dwelling Equipment		50,000		50,000		50,000		50,000		50,000
<b>TOTAL PROJECT</b>		<b>550,000</b>		<b>550,000</b>		<b>610,000</b>		<b>610,000</b>		<b>550,000</b>
<b>CH16-1621 INDIAN MEADOWS</b>										
*Administration costs		50,000		50,000		50,000		50,000		50,000
*Others: A/E fees & costs		50,000		50,000		50,000		50,000		50,000
*Site Improvement		50		50,000		50,000		50,000		50,000
Repl/Upgr. Site Utilities										
Landscaping										
Site Lighting										
Parking / Side Walks / Play Grounds										
*Dwelling Structure		500,000		500,000		550,000		550,000		500,000
Upgrade HVAC system										
Upgrade electrical syst.										
Upgrade plumbing syst.										
Upgrade build. interior										
Upgrade build. exterior										
Handicap compliance										
Upgrade Security System										
*Dwelling Equipment		50,000		50,000		50,000		50,000		50,000
<b>TOTAL PROJECT</b>		<b>550,000</b>		<b>550,000</b>		<b>610,000</b>		<b>610,000</b>		<b>550,000</b>
<b>GRAND TOTALS</b>		<b>\$4,486,855</b>		<b>\$4,699,225</b>		<b>\$4,699,225</b>		<b>\$4,699,225</b>		<b>\$4,699,225</b>
<b>2005-07 CFTB</b>										
Admin / A/E / Site Improv.		17,496,000		17,688,000		51,222,225		51,222,225		17,688,000
Dwelling Struct. / Equip. / E.										
Construction Management - C.M.										
Management - Improvements		9902,440		9902,440		5000,770		5000,770		9902,440
Dwelling Costs		44,322,254		44,322,254		57,222,225		57,222,225		44,322,254
Non Dwelling		50		50		40		40		50
Reserve/Contingency		50		50		40		40		50
Non CFTB Funds		50		50		40		40		50
<b>Grand Application Total</b>		<b>46,571,210</b>		<b>46,023,000</b>		<b>56,222,969</b>		<b>56,222,969</b>		<b>46,023,000</b>
HUD Approved Fund		46,571,210		46,023,000		56,222,969		56,222,969		46,023,000
<b>Error</b>		<b>\$0</b>		<b>\$0</b>		<b>50</b>		<b>50</b>		<b>\$0</b>
<b>Site improvements</b>										
		11,048,153								

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PHYSICAL NEEDS WORK STATEMENT(S)

OFFICE OF PUBLIC AND INDIAN HOUSING

PART II: SUPPORTING PAGES

COMPREHENSIVE GRANT PROGRAM (CGP) 2004

GMB Approval No. 2677-0167 ( exp. 3/31/2002)

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF PUBLIC AND INDIAN HOUSING

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

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

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

2005

Development Name/No. Major Work Category	YEAR 1 : 2003		YEAR 2 : 2004		YEAR 3 : 2005		YEAR 4 : 2006		YEAR 5 : 2007	
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost
<b>OFFDUTY POLICE</b>		\$154,000		\$154,000		\$154,000		\$154,000		\$154,000
<b># PROJECT # &amp; NAME</b>										
1 OH16-001 Poindexter Village										
2 OH16-002 Lincoln Park										
3 OH16-003 Riverside Bradley										
4 OH16-005 Rosewind										
5 OH16-010 Sawyer Manor										
6 OH16-020 Marion Square										
7 OH16-028 Ohio Townhouses										
8 OH16-033 Kenmore Square										
9 OH16-034 Indian Meadows										
10 OH16-035 Post Oak Station I										
11 OH16-037 Glenview Estates										
12 OH16-040 Eastmoor Square										
13 OH16-041 Reeb Hosack										
14 OH16-042 Canonby Court										
15 OH16-043 Thornwood Commons										
16 OH16-044 Trevitt Heights										
17 OH16-05 Rosewind										
18 OH16-047 The Meadows										
19 OH16-046 Post Oak Station II										
<b>SUB - TOTAL</b>										
<b>SECURITY GUARD</b>		\$80,440	-	\$80,440		\$80,440		\$80,440		\$80,440
<b>PROJECT # &amp; NAME</b>										
1 OH16-006 Sunshine Terrace										
2 OH16-010 Sawyer Towers										
3 OH16-013 Taylor Terrace										
4 OH16-014 Worley Terrace										
5 OH16-015 Sunshine Annex										
6 OH16-020 Marion Square										
7 OH16-038 Maplewood Heights										
8 OH16-039 Bollinger Tower										
<b>SUB - TOTAL</b>										

**FIVE-YEAR ACTION PLAN  
MANAGEMENT NEEDS**

**PART III: SUPPORTING PAGES**

**COMPREHENSIVE GRANT PROGRAM (CGP)**

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

2005

Development Name/No. Major Work Category	YEAR 1 : 2002		YEAR 2 : 2003		YEAR 3 : 2004		YEAR 4 : 2005		YEAR 5 : 2006
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	
<b><u>RESIDENT SERVICES</u></b>		\$235,000		\$235,000		\$235,000		\$235,000	\$235,000
<b># PROJECT # &amp; NAME</b>									
1 OH16-001 Poindexter Village									
2 OH16-002 Lincoln Park									
3 OH16-003 Riverside Bradley									
4 OH16-005 Rosewind									
5 OH16-020 Marion Square									
6 OH16-028 Ohio Townhouses									
7 OH16-033 Kenmore Square									
8 OH16-035 Post Oak Station I									
9 OH16-037 Glenview Estates									
10 OH16-040 Eastmoor Square									
11 OH16-041 Reeb Hosack									
12 OH16-042 Canonby Court									
13 OH16-043 Thornwood Commons									
14 OH16-044 Trevitt Heights									
15 OH16-046 Post Oak Station II									
16 OH16-006 Sunshine Terrace									
17 OH16-010 Sawyer Towers									
18 OH16-013 Taylor Terrace									
19 OH16-014 Worley Terrace									
20 OH16-015 Sunshine Annex									
21 OH16-020 Marion Square									
22 OH16-038 Maplewood Heights									
23 OH16-039 Bollinger Tower									
24 OH16-05 Rosewind									
25 OH16-047 The Meadows									
<b>SUB - TOTAL</b>									

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

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

2005

Development Name/No. Major Work Category	YEAR 1 : 2002		YEAR 2 : 2003		YEAR 3 : 2004		YEAR 4 : 2005		YEAR 5 : 2006	
	Q Units	Estimated Cost								
<b><u>SAFETY &amp; CRIME DEPARTMENT PROJECT # &amp; NAME</u></b>		<b>\$333,000</b>		$333,000		$333,000		$333,000		$333,000
1 OH16-001 Poindexter Village										
2 OH16-002 Lincoln Park										
3 OH16-003 Riverside Bradley										
4 OH16-005 Rosewind 230 units										
5 OH16-006 Sunshine Terrace										
6 OH16-010 Sawyer Towers										
7 OH16-012 Jenkins Terrace										
8 OH16-013 Taylor Terrace										
9 OH16-014 Worley Terrace										
10 OH16-015 Sunshine Annex										
11 OH16-020 Marion Square										
12 OH16-028 Ohio Townhouses										
13 OH16-033 Kenmore Square										
14 OH16-035 Post Oak Station I										
15 OH16-037 Glenview Estates										
16 OH16-038 Maplewood Heights										
17 OH16-039 Bollinger Tower										
18 OH16-040 Eastmoor Square										
19 OH16-041 Reeb Hosack										
20 OH16-042 Canonby Court										
21 OH16-043 Thornwood Commons										
22 OH16-044 Trevitt Heights										
23 OH16-046 Post Oak Station II										
24 OH16-05 Rosewind										
25 OH16-047 The Meadows										

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

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

2005

Development Name/No. Major Work Category	YEAR 1 : 2002		YEAR 2 : 2003		YEAR 3 : 2004		YEAR 4 : 2005		YEAR 5 : 2006
	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	Quantity Units	Estimated Cost	
<b><u>RESIDENT SERVICE MANAGER / SECERTARY</u></b>  <b><u>PROJECT # &amp; NAME</u></b>  18 OH16-040 Eastmoor Square 19 OH16-041 Reeb Hosack 20 OH16-042 Canonby Court 21 OH16-043 Thornwood Commons 22 OH16-044 Trevitt Heights 23 OH16-046 Post Oak Station II		\$0		\$0		\$0		\$0	\$0
<b>SECRETARY</b>		\$0		\$0		\$0		\$0	\$0
<b>BENEFITS</b>		\$0		\$0		\$0		\$0	\$0
<b>GRAND TOTAL</b>		<b>\$802,440</b>		<b>\$802,440</b>		<b>\$802,440</b>		<b>\$802,440</b>	<b>\$802,440</b>

FORM HUD - 52834

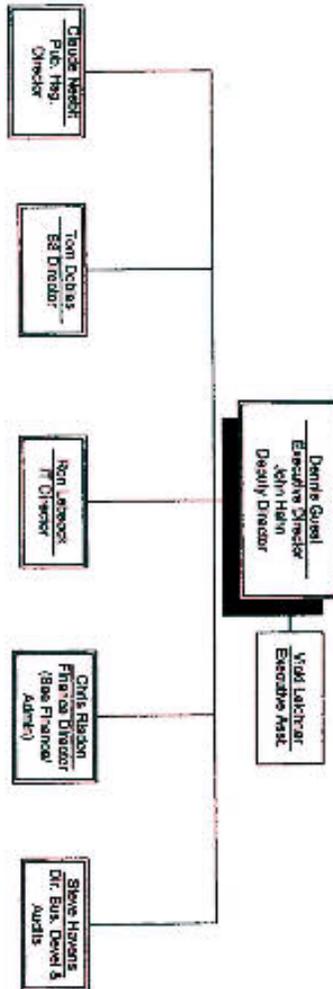
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**APPENDIX F**

**MANAGEMENT ORGANIZATION CHART**

# CMHA

Executive Staff



## **APPENDIX G**

### **RESIDENT ADVISORY BOARD COMMENTS**

## **Resident Councils Meeting Notes**

### **September 7, 2004**

On September 7, 2004 Executive Director Dennis S. Guest and John W. Hahn, Deputy Director meet with the Resident Council Officers of both the family and elderly communities to discuss the draft 2005 Agency Plan. A brief overview of the plan was presented and Director Guest ask the Council Officers for input and changes that needed to be made to the draft plan before it is approved by the Board of Commissioners.

Questions, answers and comments followed and are reported below:

Is HUD willing to build new housing? Answer. In the new rules on Public Housing HUD has the belief that the private sector can operate property better. The new rules focus strictly on care of property from an asset management point of view.

Marion Square commented that there was a break in last month and a fellow was shot this past Monday. There is a feeling that tougher screening needs to be done. Response. We are screening people better than in the past. The vast majority of violent misbehavior that happens on our property has been from non tenants.

Sunshine Terrace asked if they could use the \$25 for walkie talkies. Answer. Yes you can use the stipend for security purposes. The money can only be used on Resident Activities.

Marion Square indicated that during the winter they didn't get their sidewalks cleaned and could they use the resident fund for snow removal? Answer. No the resident fund cannot be used for that type of activity. CMHA should be cleaning the sidewalks.

Bollinger Towers asked about minimum rent and why we hadn't adopted any policies on minimum rent as page 27 of the draft plan indicates? Answer. CMHA has not adopted any additional policies on minimum rent outside of what is required by HUD.

Maplewood thanked Director Guest for the improvements to the grounds and landscape.

Marion Square indicated that there is trees that need to be taken down that appear ready to fall. Answer. Management is getting quotes on tree pruning and should be dealing with the issue in the near future.

Poindexter Village thanked Director Guest for the new floors and gutters at Poindexter.

Bollinger Council asked what mixed financing meant on page 34 of the plan. Answer. Director Guest said it meant the use of tax credit financing along with public housing

funds. The “undesigned sites” means that if the opportunity presents itself throughout the year this would allow CMHA to build other mixed finance sites.

Marion Square Council said that occupied units needed painting.

Sawyer Towers Council said they felt their air was dirty and that the vents needed to be cleaned.

Bollinger Towers Council asked what vacant land disposal meant on page 35. Answer. We put this in to cover small parcels of land that CMHA owns that need to be disposed of. These may be corners or partial areas non usable by CMHA but may be usable by another individual.

Bollinger Towers Council asked what CMHA subsidiary was. Answer. A subsidiary has to be constructed to get tax credits. The subsidiary usually involves the tax creditors, banks, and etc. based on the tax credit requirements.

Bollinger Towers Council asked why only elderly was checked on Jenkins Terrace. Answer. We want the rebuilt Jenkins Terrace to be senior only.

Bollinger Towers Council asked why we didn’t administer a PH homeownership program in reference to page 41. Answer. PH homeownership doesn’t work as well with developments as with scattered site housing. We will not get into homeownership as it is too costly based on our experience with the seven new built homes behind our central office.

Marion Square Council asked if their property can be posted in reference to requiring people to pick up after their pets. Answer. Yes and you should report any resident that you observe not cleaning up after their pet to the site manager.

Bollinger Towers Council asked what B.1. meant on page 47 of the draft plan in reference to contracting with outside organizations for the provision of crime and/or drug-prevention activities. Answer. We work with other organizations through Memorandums of Understanding in providing youth oriented programs that keep youth involved in beneficial programs.

Marion Square Council said their maintenance staff needed more help.

Bollinger Towers Council asked why on page 55 the Columbus Mayor appoints the resident Board of Commissioners person. Answer. This is the way it was established when the resident came on the Board before HUD required representation from Board members.

Bollinger Tower Council questioned why CMHA listed the development of affordable housing in outlying areas of Franklin County, which seems to ignore transportation issues. Answer. We tend to keep housing on bus lines when doing senior and disabled housing. We also work with developers that provide transportation as part of their site

services if they are not on a bus line. We are attempting to give people more choices in housing by developing outside of central city.

Bollinger Tower Council indicated that their Court Yard picnic is out and that Catholic Social Services is providing services to tenants on an individual bases. CMHA responded that it does not list organizations that provide services to individual tenants unless there is a formal arrangement or it is provided on site through office space provided by CMHA.

## **APPENDIX H**

# **COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS**

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

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

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

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

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

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

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

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

**CONTINUOUS ACTIVITIES**

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

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

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

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

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

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

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

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



**APPENDIX I**

**PERFORMANCE AND EVALUATION REPORT**  
**CAPITAL FUND PROGRAM**

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

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

OMB Approval No 2577-0157

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

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

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

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



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



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

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

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

OH-16-028	Resident Initiatives Clerk	1408	12,084	
Ohio Town Houses	Crime Prevention	1408		
	Architect and Engineering Fees	1430	3,987	1,834
	Site Improvements	1450	32,468	14,955
	Dwelling Structures	1460	30,000	13,800
	Subtotal for OH-16-028		78,539	30,589
OH-16-033	Resident Initiatives Clerk	1408	18,459	
Kernore Square	Crime Prevention	1408		
	Architect and Engineering Fees	1430	2,791	1,284
	Site Improvements	1450	13,727	6,314
	Dwelling Structures	1460	30,000	13,800
	Subtotal for OH-16-033		64,977	21,398
OH-16-034	Resident Initiatives Clerk	1408	10,875	
Irland Meadows	Crime Prevention	1408		
	Architect and Engineering Fees	1430	3,589	1,651
	Site Improvements	1450	16,221	7,462
	Dwelling Structures	1460	134,989	62,075
	Subtotal for OH-16-034		165,624	71,188

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

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

CH16-042	Resident Initiatives Clerk	1408	17,552		
Canorby Court	Crime Prevention	1408			
	Administration	1410	6,688	22,185	
	Architect and Engineering Fees	1430	2,492	1,146	
	Site Improvements	1450	12,178	8,759	
	Dwelling Structures	1460	20,000	9,200	
	Subtotal for CH16-042		58,910	41,290	
CH16-043	Resident Initiatives Clerk	1408	32,990		
Thorwood Commons	Crime Prevention	1408			
	Administration	1410	5,504	111,843	
	Architect and Engineering Fees	1430	4,286	1,972	
	Site Improvements	1450	17,153	7,890	
	Dwelling Structures	1460	50,000	23,000	
	Subtotal for CH16-043		109,933	144,705	
CH16-044	Special Duty Police	1408		14,702	
Trevitt Heights	Resident Initiatives Clerk	1408	44,443		
	Mental Health Liaison	1408		3,923	
	Crime Prevention	1408			
	Administration	1410		22,083	
	Architect and Engineering Fees	1430	6,828	3,141	
	Site Improvements	1450	46,976	21,610	
	Dwelling Structures	1460	60,000	27,600	
	Subtotal for CH16-044		158,247	98,059	

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

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

Pre

<sup>2</sup> To be completed for the Performance and Evaluation Report

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

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

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

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

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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

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

OMB A

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

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

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

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

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

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

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

<sup>2</sup> To be completed for the Performance and Evaluation Report

Pre

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

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

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

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

<sup>2</sup> To be completed for the Performance and Evaluation Report

Previous edition is o

## **APPENDIX J**

### **SITE BASED WAIT LIST ANALYSIS**

**SITE BASED WAIT LIST ANALYSIS  
JUNE 2004**

CMHA has had in its Annual Plan the goal of going to site based wait list at The Meadows, Post Oak, Poindexter, Chestnut Grove and New Village Place. The only site that has historic data is The Meadows with 95 units, which represents less than 3% of CMHA's current units. Chestnut Grove is in the process of lease up and thus has little data available. Because of the small number of units represented, CMHA is providing the following data to document and confirm CMHA's commitment to Fair Housing

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

The below chart shows the break down by race for Franklin County based on 2000 Census data and June 2004 tenants at The Meadows and CMHA public housing over all. This data indicates that CMHA is reaching a minority population based on those housed. Since June 2003 the minority population has increased 2% for black and 1% for Hispanic.

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

Site	White	Black	American Indian	Hispanic	Asian Pacific
Franklin County	76%	18%	0%	2%	3%
The Meadows	21%	76%	1%	2%	0%
CMHA Overall	8%	90%	.2%	.3%	1%