

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009 (July 1, 2005 – June 30, 2010) Streamlined Annual Plan for Fiscal Year 2005 (July 1, 2005 – June 30, 2006)*

* CMHA fiscal years are identified according to the year in which they end, which does not coincide with the designation of federal fiscal years. The time period, July 1, 2005 – June 30, 2010, is locally referred to as CMHA Fiscal Years 2006 – 2010. The time period, July 1, 2005 – June 30, 2006, is locally referred to as CMHA Fiscal Year 2006.

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

CMHA Board Approved Plan – April 19, 2005
Technical Amendments Completed – June 29, 2005

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Cincinnati Metropolitan Housing Authority

PHA Number: OH004

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: **5,737**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **7,767**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA

- PHA development management offices
(Public Housing Admissions and Continued Occupancy Policies)
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS **2005 - 2009**

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
CMHA will provide a quality, affordable living environment that recognizes our diverse socioeconomic population through responsible collaboration with the greater Hamilton County community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
CMHA will explore other opportunities for development.
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 91
Each year, CMHA will aim to obtain high-performer designation under the PHAS rating system.
 - Improve voucher management: (SEMAP score) 96
Each year, CMHA will aim to obtain high-performer designation under the SEMAP rating system.
 - Increase customer satisfaction:
Each year, CMHA will aim to score at or above 75% on each component of the

- Resident Assessment Subsystem.
 - 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)

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)

Streamlined Annual PHA Plan

PHA Fiscal Year **2005**

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

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

1. CAPITAL IMPROVEMENTS & CONVERSION ASSESSMENT

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

2. ENERGY CONSERVATION & UTILITY ALLOWANCES

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

3. SENIOR HOUSING DEVELOPMENT

CMHA is developing a new senior apartment building in the City of Springdale, Ohio in northern Hamilton County named Baldwin Grove. Occupancy is expected to take place during calendar year 2006. In 2002, CMHA signed a cooperation agreement with the city of Springdale to build a 100-unit elderly building on Springfield Pike. With this agreement, CMHA can better serve the affordable housing needs of the elderly in Northern Hamilton County. CMHA is applying for tax credits in 2005.

4. ADMISSIONS & OCCUPANCY ISSUES

Several technical amendments and changes are proposed to the Public Housing Admission and Continued Occupancy Policy, Public Housing Lease, and the Section 8 Administrative Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5,260		934
Extremely low income <=30% AMI	4,517	85.87%	
Very low income (>30% but <=50% AMI)	681	12.95%	
Low income (>50% but <80% AMI)	62	1.18%	
Families with children	3,073	58.42%	
Elderly families	169	3.21%	
Families with Disabilities	382	7.26%	
Race/ethnicity: White	573	10.89%	
Race/ethnicity: Black	4,666	88.71%	
Race/ethnicity: Native American	5	0.10%	
Race/ethnicity: Asian	7	0.13%	
Race/ethnicity: Other or Not Available	9	0.17%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,264		1,099
Extremely low income <=30% AMI	1,020	80.67%	
Very low income (>30% but <=50% AMI)	186	14.72%	
Low income (>50% but <80% AMI)	58	4.59%	
Families with children	518	40.98%	
Elderly families	52	4.11%	
Families with Disabilities	193	15.27%	
Race/ethnicity: White	119	9.41%	
Race/ethnicity: Black	1,139	90.11%	
Race/ethnicity: Native American	0	0.00%	
Race/ethnicity: Asian	6	0.48%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	644	50.95%	394
2 BR	405	32.04%	441
3 BR	151	11.95%	188
4 BR	54	4.27%	72
5 BR	9	0.71%	3
5+ BR	1	0.08%	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 checked="" type="checkbox"/> Yes (e.g., specific bedroom sizes may be left open)			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	22,000,000	
b) Public Housing Capital Fund	12,000,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	42,300,000	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Family Self Sufficiency	200,000	Section 8 Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling		Section 8 Tenant Based Assistance
b) Family Self Sufficiency		Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	150,000	Public Housing Supportive Services
d) HOPE VI Revitalization	9,000,000	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income		
a) Rental Income	11,924,000	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities	94,612	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Non-dwelling Rental	47,000	Other
c) Interest & Other Income	1,030,000	Other
4. Non-federal sources (list below)		
Total resources	98,745,612	

*Anticipated Operating Fund includes funding for Elderly Service Coordinators as directed by HUD PIH Notice 2003-22.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)
As soon as possible after the filing of the application.

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

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

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

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

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)
CMHA Crosley Commons II, 1635 Western Avenue, Cincinnati, OH 45214

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes,

complete the following table; if not skip to d.

NOTE: CMHA site-based waiting list areas are not uniformly based on

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
BW-BEECHWOOD, OH 4-07, CINCINNATI	July 2004	94.5% minority	93.9% minority	-1.6 percentage points
EV-EVANSTON, OH 4-41, CINCINNATI	July 2004	92.0% minority	92.0% minority	NO CHANGE
MM-MARQUETTE MANOR, OH 4-11, CINCINNATI	July 2004	77.9% minority	78.8% minority	+0.9 percentage points
MPT-MAPLE TOWER, OH 4-19, CINCINNATI	July 2004	98.3% minority	98.3% minority	NO CHANGE
PC-PINECREST, OH 4-26, CINCINNATI	July 2004	23.5% minority	20.9% minority	-2.6 percentage points
PE-PARK EDEN, OH 4-22, CINCINNATI	July 2000	96.7% minority	95.9% minority	-0.8 percentage points
PR-PRESIDENT, OH 4-21, CINCINNATI	July 2004	92.5% minority	91.5% minority	-1.0 percentage point
RED-REDDING, OH 4-20, CINCINNATI	July 2004	94.8% minority	94.9% minority	+0.1 percentage point
RV-RIVERVIEW, OH 4-25, CINCINNATI	July 2004	91.7% minority	92.7% minority	+1.0 percentage point
SM-SAN MARCO, OH 4-36, CINCINNATI	July 2004	96.6% minority	93.3% minority	-3.3 percentage points
SRT-STANLEY ROWE TOWERS, OH 4-17, CINCINNATI	July 2004	98.9% minority	95.4% minority	-3.5 percentage points
CLS-CLINTON SPRINGS, OH 4-29, CINCINNATI	July 2004	100% minority	100% minority	NO CHANGE

ECI-SS EAST CITY, MULTIPLE PROJECTS #'s, CINCINNATI	July 2004	87.4% minority	86.1 % minority	-1.3 percentage points
ECO-SS EAST COUNTY MULTIPLE PROJECTS #'s, HAMILTON COUNTY	July 2004	78.7% minority	75.0% minority	-2.7 percentage points
LA-LIBERTY APTS	July 2004	100% minority	100% minority	NO CHANGE
MAT-MARIANNA TERRACE	July 2004	97.2% minority	97.3% minority	+0.1 percentage point
WCI-SS WEST CITY MULTIPLE PROJECTS #'s, CINCINNATI	July 2004	98.3% minority	97.8% minority	-0.5 percentage points
WCO-SS WEST COUNTY MULTIPLE PROJECTS #'s, HAMILTON COUNTY	July 2004	85.4% minority	87.5% minority	+2.1 percentage points
SK-SETTY KUHN	July 2004	100% minority	100% minority	NO CHANGE
EW-ENGLISH WOODS AND SUTTER VIEW, OH 4-02, OH 4-14, CINCINNATI	July 2004	94.8% minority	94.6% minority	-0.2 percentage points
FG-FINDLATER GARDENS, OH 4-10, OH 4-13, CINCINNATI	July 2004	96.1 % minority	92.3% minority	-3.8 percentage points
MV-MILLVALE, OH 4-05, OH 4-06, CINCINNATI	July 2004	94.5% minority	93.8% minority	-0.7 percentage points
WT-WINTON TERRACE, OH 4-01, CINCINNATI	July 2004	96.1% minority	95.6% minority	-.5 percentage points minority

2. What is the number of site based waiting list developments to which families may apply at one time? 3

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 30
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)
CMHA Leasing Department, 1635 Western Avenue, Cincinnati, OH 45214 (for conventional public housing)

(3) Assignment

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

(4) Admissions Preferences

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

b. Transfer policies:

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

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

1. CMHA will have an Incentive Transfer Program whereby residents in good standing at non-scattered site locations will have an opportunity to transfer to a scattered site unit.
2. If a family is overhoused or underhoused but not outside the minimum or maximum occupancy standards for the unit, then the transfer will be processed at a rate of 1 transfer for every 4 new admissions.
3. A transfer to avoid concentrations of the most economically and socially deprived residents will be processed at a rate of 1 transfer for every 4 new admissions.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time 2 (2nd priority)

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 1 (1st priority)
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers 3 (3rd priority)
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OH 4-2 English Woods	706		Contained in Admissions and Continued Occupancy Policy
OH 4-5 Millvale South	270		Contained in Admissions and Continued Occupancy Policy
OH 4-6 Millvale North	297		Contained in Admissions and Continued Occupancy Policy
OH 4-8 Liberty Apartments	130		Contained in Admissions and Continued Occupancy Policy
OH 4-17 Stanley Rowe	64		Contained in Admissions and Continued Occupancy Policy
OH 4-23 N/C-City/67	26		Contained in Admissions and Continued Occupancy Policy
OH 4-28 Webman Court/Dixie	12		Contained in Admissions and Continued Occupancy Policy
OH 4-29 Quebec Road/Clinton	76		Contained in Admissions and Continued Occupancy Policy
OH 4-30 A/R-City/68	53		Contained in Admissions and Continued Occupancy Policy
OH 4-36 Horizon Hills	32		Contained in Admissions and Continued Occupancy Policy
OH 4-38 NC-City/79	38		Contained in Admissions and Continued Occupancy Policy
OH 4-40 APT A/R-City/79	186		Contained in Admissions and Continued Occupancy Policy
OH 4-42 A/R-County/86	39		Contained in Admissions and Continued Occupancy Policy
OH 4-43 A/R-City/86	47		Contained in Admissions and Continued Occupancy Policy
OH 4-44 A/R-County/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-45 A/R-City/88	44		Contained in Admissions and Continued Occupancy Policy

OH 4-46 A/R-County2/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-51	100		Contained in Admissions and Continued Occupancy Policy
OH 4-53	3		Contained in Admissions and Continued Occupancy Policy

*Admissions and Continued Occupancy Policy outlines working family preference in admissions, income disregards/ceiling rent, and administrative transfers for socially/economically deprived families.

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):
- 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)

Upon request by Landlord and if possessed, CMHA will share the following other tenant information with a prospective landlord:

* Eviction and/or lease violation history.

(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)

Applicants call a phone line to request a pre-application. Those pre-applications are then completed and returned. CMHA uses a marketing company to assist with this task.

(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:

CMHA has established an initial 90-day voucher term. However, documented extenuating circumstances that prevent an applicant from finding a unit may result in additional term days, up to 60.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families and single persons who are elderly or disabled will be given preference over other singles.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families and single persons who are elderly or disabled will be given preference over other singles.

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

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

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

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

NOT APPLICABLE

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
Listings of Special Admissions Programs available in the agency lobby.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of adjusted income

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

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

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

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

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
20% of earned income is disregarded
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
Residents paying child support may receive a deduction of up to \$480 in their adjusted income for purposes of calculating rent.

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)
The ceiling rents have been set in a manner that encourages self-sufficiency and does not create disincentives for continued residency by families who are attempting to become economically self-sufficient.

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
When combined income increases average in excess of \$100 per month.
- 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

a. 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)
The flat rents have been set in a manner that encourages self-sufficiency and does not create disincentives for continued residency by families who are attempting to become economically self-sufficient.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- 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)

Lower payments are used to control average per unit costs.

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

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

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

- Annually
- Other (list below)

Payment standards are evaluated quarterly.

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)

Per unit cost variance is also considered.

(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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name: Lincoln Court
Development (project) number: OH 4-04
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

Development name: Laurel Homes

Development (project) number: OH 4-04

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

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

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

Springdale, Ohio Senior Housing Development
Baldwin Manor

e. Yes No: 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:
CMHA will replace 14 units (disposition at Millvale Court) in the county. Disposition was approved by HUD. CMHA will acquire these units outside the City of Cincinnati.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: English Woods 1b. Development (project) number: (OH 4-02)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (06/17/05)
5. Number of units affected: 702
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: 09/01/05 b. Projected end date of activity: 08/01/09

Demolition/Disposition Activity Description
1a. Development name: APT A/R-CITY/79 1b. Development (project) number: (OH 4-40)
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: (03/31/05)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Vacant lot (0.04 Ac.) being County Auditor Parcel 69-3-26 <input type="checkbox"/> Total development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/31/05 b. Projected end date of activity: 6/30/05

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? ___

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:

Homeownership criteria include:

- Minimum income of \$12,000/year
- First-time buyer status
- Good standing with HCV Program
- Minimum personal savings of \$500
- Ability to secure mortgage
- Minimum FT employment of 30 hours per week, unless elderly or disabled

- c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

- d. Demonstrating that it has other relevant experience (list experience below).
- 3c CMHA's partners are the Hamilton County Department of Community Development HCV Program and the Home Ownership Center of Greater Cincinnati, both of which have been in existence for more than 30 years.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

CMHA has made significant progress in SEMAP compliance. The HCV Program earned its first ever High Performer rating this year. CMHA's goal is to maintain this improvement over the next five years.

In Public Housing, CMHA attained high performer on the Public Housing Assessment System (PHAS) every year during the Five-Year Period. Due to its strong performance in the 2003 PHAS physical inspection process, CMHA was exempt from PHAS physical inspections during 2004. The on-going HOPE VI program has revitalized the former Laurel Homes and Lincoln Court apartment communities into the vibrant City West community.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

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

b. Significant Amendment or Modification to the Annual Plan

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

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

(Includes substantive verbal comments received during planning meetings)

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

If yes, provide the comments below:

1. In the Public Housing Tenant Grievance Procedure, a committee that includes a resident should hear the tenant grievances.
2. For Public Housing Tenant Grievances, outside hearing officers should be used.
3. In the Public Housing Lease, under CMHA obligations, CMHA staff should be required to treat residents in a courteous manner.
4. CMHA should use plain language in the policy documents. Words like "promulgated" should not be used.
5. Dogs should be banned from senior buildings and the family communities. The Pet Policy needs to be enforced.

b. 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.

1. Under the Public Housing Tenant Grievance Procedure, residents and outside parties are already allowed to serve as a Hearing Officer. A limited number of people have volunteered to serve as Hearing Officer. Due to lack of interest from qualified candidates, no residents or outside parties currently serve as hearing officers. To eliminate conflict of interest, any CMHA staff conducting hearings are from

another division of the agency with no association to their assigned cases. Qualified residents and outside parties will be allowed to serve in the future, but only one hearing officer will hear each case.

- The PHA changed portions of the PHA Plan in response to comments
List changes below:
1. CMHA made several "technical amendments" throughout several policy documents to make the documents easier to read.
 2. Under the Lease, Part II, regarding CMHA obligations, language was added to obligate CMHA representatives to treat residents in a courteous manner.
 3. The Pet Policy has been revised. New dogs are to be banned from senior buildings, except for assistive dogs. Pet deposits have been lowered to promote greater compliance with the policy.
- Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Terry Curry

Method of Selection:

Appointment
The term of appointment is (include the date term expires):
December 7, 2009

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

a. 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 on its waiting list 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)

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

1. Housing Advisory Council works to coordinate goals and objectives between CMHA, the Consolidated Plan jurisdictions, and other housing and community development stakeholders to ensure local coordination.
2. The City of Cincinnati has supported the implementation of the HOPE VI redevelopment of the city's West End neighborhood that has brought revitalization of the former Laurel Homes and Lincoln Court public housing communities.
3. CMHA has collaborated with the Hamilton County Community Development Department in a variety of areas related to the Housing Choice Voucher Program, including completion of rent reasonableness studies, determination of payment standards, and homeownership.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below):
CMHA may choose to “project-base” a small number of vouchers in order to expand assisted housing opportunities into more low-poverty areas.

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input 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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19B of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	900,000			
3	1408 Management Improvements	738,000			
4	1410 Administration	1,025,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	90,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	3,279,000			
10	1460 Dwelling Structures	21,130,002			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	9,254,923			
19	1501 Collateralization or Debt Service	3,436,718			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	39,853,643			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
		300,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	70,000			

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH 4-1 WINTON TERRACE	Upgrade 150 bathrooms (installing vent pans and close off windows) Boiler Replacement (CFPP leverage funds)	1460 1460		681,161 1,800,000				
OH 4-5 MILLVALE SOUTH	Site work Furnace replacement Comprehensive Modernization (CFPP leverage funds)	1450 1460 1460		842,000 58,500 3,053,821				
OH 4-6 MILLVALE NORTH	Site work Furnace replacement Comprehensive Modernization (CFPP leverage funds)	1450 1460 1460		842,000 58,500 3,053,820				
OH 4-7 THE BEECHWOOD	Exterior Restoration Storefronts entry	1460 1460		302,000 91,000				
OH 4-8 LIBERTY APARTMENTS	Complete Interior wall repairs and painting, including all common areas	1460		211,000				
OH 4-10 FINDLATER GARDENS ADDITIONS	Interior rehab and upgrading kitchens and bathrooms for 81 units (CFPP leverage funds)	1460		1,500,000				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRxHF)**

Part II: Supporting Pages

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH 4-11 MARQUETTE MANOR	Asbestos floor removal Carpet replacement	1460 1460		91,000 34,000				
OH 4-13 FINDLATER GARDENS	Interior rehab and upgrading kitchens and bathrooms for 31 units (CFPP leverage funds)	1460		3,500,000				
OH 4-14 SUTTER- VIEW	Rehab 49 units (CFPP leverage funds) Hillside Stabilization, fencing Kitchen upgrades, entry doors	1460 1450 1460		850,000 278,000 200,000				
OH 4-17 STANLEY ROWE	Wall repairs/ paint Fire system Boiler replacement	1460 1460 1460		93,000 130,000 140,000				
OH 4-18 MARIANNA TERRACE	Removal of asbestos pipe insulation Peering foundations as required Tuck pointing work to be done on 74 units	1460 1450 1460		120,000 100,000 268,000				
OH 4-19 MAPLE TOWER	Interior wall repairs/ painting	1460		178,000				
OH 4-21 THE PRESIDENT				0				
OH 4-22 PARK EDEN	Interior wall repairs/ painting	1460		236,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH 4-23 SCATTERED SITES	Building rehab interior/exterior in 12 units Appliance replacement	1460 1460		258,000 18,200				
OH 4-25 THE RIVERVIEW	Install new halls/bath ventilation system Re-level halls Repair driveway	1460 1460 1450		396,000 17,000 18,000				
OH 4-26 THE PINECREST	Replace bridge to entrance	1450		21,000				
OH 4-29 QUEBEC/ CLINTON SPRINGS	Site work to include hillside stabilization	1450		263,000				
OH 4-30 SCATTERED SITES	Building. Rehab. interior/exterior (CFPP leverage funds)	1460		460,000				
OH 4-36 HORIZON HILLS	Interior wall repairs/paint	1460		92,000				
OH 4-37 SAN MARCO	High Rise Façade Restoration (CFPP leverage funds) Insulate attic	1460 1460		1,200,000 49,000				
OH 4-39 MAINVILLE, PAT. GARDENS, BEACON GLEN, LEDGEWOOD	Rehab 12 units (kitchen, baths, roofs) 76 E. Galbriath –replace patio door	1460 1460		239,000 38,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH 4-40 EDEN BLDG. WASHINGTON TERRACE	Site and Concrete Repair (CFPP leverage funds) Replace floor joice in kitchen area- rebuild all floors (12 units)	1450		280,000				
		1460		196,000				
OH 4-41 THE EVANSTON	Parking lot redesign Heat pump replacement Comprehensive roof repair and repair Building Facade	1450		116,000				
		1460		170,000				
		1460		381,000				
OH 4-42 SCATTERED SITES	Replace 11 roofs Repair 9 driveways Rehab 2 units/ replacement windows	1460		70,000				
		1450		30,000				
		1460		80,000				
OH 4-43 SCATTERED SITE	Rehab 3 units Replace 6 roofs	1460		120,000				
		1460		26,000				
OH 4-44 SCATTERED SITE	Rehab 2 units Repair 4 driveways	1460		75,000				
		1450		22,000				
OH 4-45 SCATTERED SITE	Comprehensive Mod Rehab. (CFPP leverage funds) Site work –13 units sidewalks/driveways	1460		300,000				
		1450		57,000				
OH 4-46 SCATTERED SITE	Rehab 3 units Site work	1460		90,000				
		1450		10,000				
OH 4-51 SCATTERED SITE	Foundation Repair & Rehab (CFPP leverage funds) Replacement windows, insulate 27 doors	1450		400,000				
		1460		205,000				

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004505 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AGENCY WIDE	Computer & Tech. Upgrade	1406		700,000				
	Maintenance Equipment	1406		40,000				
	Management Equipment	1406		40,000				
	Vehicles	1406		120,000				
	Res. Initiative & Econ. Dev.	1408		200,000				
	Security Guards at Hi-Rises	1408		300,000				
	Training for Staff & Res.	1408		200,000				
	One Accountant	1408		38,000				
	Non Technical Salaries	1410		540,000				
	Travel	1410		10,000				
	Telephone Expense for CGP	1410		16,000				
	Advertising	1410		10,000				
	Fringe Benefits	1410		223,000				
	Technical Salaries	1410		226,000				
	Hazard Material Consultant	1430		90,000				
	Hazard Material Abatement	1460		120,000				
	Life Safety Systems	1460		90,000				
	Energy	1460		70,000				
	Development	1499		9,254,923				
	Annual Debt Service	1501		1,518,359				
	Capitalized Interest	1501		220,000				
	Debt Service Reserve	1501		1,518,359				
	Financing Fees To Fannie Mae & 3rd Parties	1430		180,000				
	Contingency	1502		0				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY:			Grant Type and Number Capital Fund Program No: OH10P004505 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-1 WINTON TERRACE	9/30/07						
OH 4-5 MILLVALE SOUTH	9/30/07						
OH 4-6 MILLVALE NORTH	9/30/07						
OH 4-7 THE BEECHWOOD	9/30/07						
OH 4-8 LIBERTY APARTMENTS	9/30/07						
OH 4-10 FINDLATER GARDENS ADDITION	9/30/07						
OH 4-11 MARQUETTE MANOR	9/30/07						
OH 4-13 FINDLATER GARDENS	9/30/07						
OH 4-14 SUTTER- VIEW	9/30/07						
OH 4-17 STANLEY ROWE	9/30/07						
OH 4-18 MARIANNA TERRACE	9/30/07						
OH 4-19 MAPLE TOWER	9/30/07						

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY:	Grant Type and Number Capital Fund Program No: OH10P004505 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-21 THE PRESIDENT	9/30/07						
OH 4-22 PARK EDEN	9/30/07						
OH 4-23 SCATTERED SITES	9/30/07						
OH 4-25 THE RIVERVIEW	9/30/07						
OH 4-26 THE PINECREST	9/30/07						
OH 4-29 QUEBEC/ CLINTON SPRINGS	9/30/07						
OH 4-30 SCATTERED SITES	9/30/07						
OH 4-36 HORIZON HILLS	9/30/07						
OH 4-37 SAN MARCO	9/30/07						

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY:			Grant Type and Number Capital Fund Program No: OH10P004505 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH 4-39 MAINVILLE, PAT. GARDENS, BEACON GLEN, LEDGEWOOD	9/30/07						
OH 4-40 EDEN BLDG. WASHINGTON TERRACE	9/30/07						
OH 4-41 THE EVANSTON	9/30/07						
OH 4-42 SCATTERED SITES	9/30/07						
OH 4-43 SCATTERED SITES	9/30/07						
OH 4-44 SCATTERED SITES	9/30/07						
OH 4-45 SCATTERED SITES	9/30/07						
OH 4-46 SCATTERED SITES	9/30/07						
OH 4-51 SCATTERED SITES	9/30/07						

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
OH 4-1 WINTON TERRACE		0	0	177,000	412,000
OH 4-5 MILLVALE SOUTH		0	1,250,000	900,000	2,750,000
OH 4-6 MILLVALE NORTH		0	1,250,000	900,000	2,750,000
OH 4-7 THE BEECHWOOD		780,000	749,641	316,000	0
OH 4-8 LIBERTY APARTMENTS		0	0	0	0
OH 4-10 FINDLATER GARDENS ADDITION		4,100,000	2,000,000	0	0
OH 4-11 MARQUETTE MANOR		0	200,000	0	107,641
OH 4-14 SUTTER-VIEW		0	0	0	151,000
OH 4-16 SETTY KUHN		191,000	386,000	147,000	308,000
OH 4-17 STANLEY ROWE		300,641	73,000	144,000	0

OH 4-18 MARIANNA TERRACE		60,000	71,000	140,250	0
OH 4-19 MAPLE TOWER		0	153,000	0	0
OH 4-20 THE REDDING		490,000	93,000	0	33,000
OH 4-21 THE PRESIDENT		0	16,000	0	50,000
OH 4-22 PARK EDEN		34,000	208,000	149,000	0
OH 4-23 SCATTERED SITES		0	39,500	307,000	600,000
OH 4-25 THE RIVERVIEW		208,000	226,000	145,000	0
OH 4-26 THE PINECREST		0	259,000	0	174,000
OH 4-28 WEBMAN COURT		32,400	23,000	0	40,000
OH 4-29 QUEBEC/ CLINTON SPRINGS		49,000	99,700	39,500	57,000
OH 4-30 SCATTERED SITES		73,000	58,000	23,000	600,000
OH 4-36 HORIZON HILLS		95,000	37,000	207,000	0
OH 4-37 SAN MARCO		190,000	400,000	400,000	850,000
OH 4-38 SCATTERD SITES		65,000	351,700	149,641	0

OH 4-39 MAINVILLE, PAT. GARDENS, BEACON GLEN, LEDGEWOOD		202,000	154,000	1,090,000	0
OH 4-40 EDEN BLDG. WASHINGTON TERRACE		254,000	221,000	1,052,000	1,161,000
OH 4-41 THE EVANSTON		267,000	96,500	140,000	0
OH 4-42 SCATTERED SITES		60,000	67,000	207,000	61,000
OH 4-43 SCATTERED SITES		60,000	0	0	56,000
OH 4-44 SCATTERED STITES		127,000	30,000	0	74,000
OH 4-45 SCATTERED SITES		31,000	75,000	0	56,000
OH 4-46 SCATTERED SITES		100,000	148,000	0	73,000
OH 4-51 SCATTERED SITES		102,000	0	0	0
Physical improvement subtotal		8,151,041	9,015,041	6,913,391	10,643,641
Management Improvement		739,000	740,000	741,000	742,000
HA Wide Non-Dwelling Structures and Equipment		600,000	660,000	560,000	560,000
Administration		1,046,000	1,067,000	1,087,000	1,108,000
Other		90,000	90,000	90,000	90,000

Demolition		1,600,000	2,200,000	1,200,000	0
Annual Debt Service		1,518,539	1,518,539	1,518,539	1,518,539
Mod use for Development		3,600,000	2,800,000	1,200,000	1,200,000
CFP Funds Listed for 5-year planning		17,344,580	18,090,580	13,309,930	15,862,180
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OH 4-1 Winton Terrace		0	OH 4-1 Winton Terrace		0
Statement	OH 4-5 Millvale South		0	OH 4-5 Millvale South	Gut Rehab	1,250,000
	OH 4-6 Millvale North		0	OH 4-6 Millvale North	Gut Rehab	1,250,000
	OH 4-7 The Beechwood	Replace (cabinets, counter & appliances)	780,000	OH 4-7 The Beechwood	Hillside (retaining wall)	749,641
	OH 4-8 Liberty Apartments		0	OH 4-8 Liberty Apartments		0
	OH 4-10 Findlater Gardens Addition	Gut Rehab, new kitchen config. w/ laundry hookup, new bath shower, ceramic, wood floor finish, new floor tile, new bedroom closets, etc.	4,100,000	OH 4-10 Findlater Gardens Addition	Gut Rehab, new kitchen config. w/ laundry hookup, new bath shower, ceramic, wood floor finish, new floor tile, new bedroom closets, etc.	2,000,000
	OH 4-11 Marquette Manor		0	OH 4-11 Marquette Manor	Wall repairs, paint	200,000
	OH 4-14 Sutter View		0	OH 4-14 Sutter View		0
	OH 4-16 Setty Kuhn	Wall repairs, hard planked flooring	191,000	OH 4-16 Setty Kuhn	Bathroom upgrade Kitchen upgrade (cabinets, counters)	187,000 199,000
	OH 4-17 Stanley Rowe	Tuck-point expansion joints	300,641	OH 4-17 Stanley Rowe	Install A/C units	73,000

	OH 4-18 Marianna Terrace	Sidewalk repairs	60,000	OH 4-18 Marianna Terrace	Wall repairs, paint	71,000
	OH 4-19 Maple Tower		0	OH 4-19 Maple Tower	AC Replacement	153,000
	OH 4-20 The Redding	Reconfigure underground parking ramp	490,000	OH 4-20 The Redding	Replace balconies	93,000
	OH 4-21 The President		0	OH 4-21 The President	Seal parking lot	16,000
	OH 4-22 Park Eden	Parking lot repairs/seal	34,000	OH 4-22 Park Eden	Asbestos removal of floor tile, hall walls, retile	208,000
	OH 4-23 Scattered Sites		0	OH 4-23 Scattered Sites	Replace (14) driveways	39,500
	OH 4-25 The Riverview	Wall repairs/ paint	208,000	OH 4-25 The Riverview	Seal building south side	226,000
	OH 4-26 The Pinecrest		0	OH 4-26 The Pinecrest	Wall repairs/ paint	259,000
	OH 4-28 Webman Court	Reseal upper parts of foundation	32,400	OH 4-28 Webman Court	Wall repairs/ paint	23,000
	OH 4-29 Quebec/Clinton Springs	Tuck-point (bldg. 1,2,3,6,9)	49,000	OH 4-29 Quebec/Clinton Springs	Wall repairs/paint	99,700
	OH 4-30 Scattered Sites	Appliance replacement	73,000	OH 4-30 Scattered Sites	Roof replacement, gutter repairs @ 7 bldg.	58,000

	OH 4-36 Horizon Hills	Replace all garage doors Replace carpet	69,000 26,000	OH 4-36 Horizon Hills	Re-insulate pipes in garage	37,000
	OH 4-37 San Marco	Kitchen floor replacement, counters, appliances	190,000	OH 4-37 San Marco	Tuck-point, seal/caulk @ N & S	400,000
	OH 4-38 Scattered Sites	Roof replacement (9) Driveway replacement (7)	38,000 27,000	OH 4-38 Scattered Sites	Comp Mod (8units) Appliance replacement	320,000 31,700
	OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood	Wall repairs paint (all properties) Replace closet doors (all properties)	116,000 86,000	OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood	420 Glenwood – Replace A/C units Appliance replacement Beacon Glen – replace A/C units	26,000 84,000 44,000
	OH 4-40 Eden Bldg./Washington Terrace	Washington Terrace - (retaining wall) Painting (both sites)	173,000 81,000	OH 4-40 Eden Bldg./Washington Terrace	Replace Kitchen floors Replace appliances Replace (31 A/C units)	88,000 91,000 42,000
	OH 4-41 The Evanston	Caulk/seal exterior wall	267,000	OH 4-41 The Evanston	Paint units	96,500
	OH 4-42 Scattered Sites	Comp Mod (2 units)	60,000	OH 4-42 Scattered Sites	Comp Mod (2 units) Appliance replacement	60,000 7,000
	OH 4-43 Scattered Sites	Comp Mod (2 units)	60,000	OH 4-43 Scattered Sites		0
	OH 4-44 Scattered Sites	Comp Mod (4 units)	127,000	OH 4-44 Scattered Sites	Roof Replacement (6 buildings)	30,000
	OH 4-45 Scattered Sites	Roof Replacement (5 buildings)	31,000	OH 4-45 Scattered Sites	Comp Mod (1 unit) Appliance replacement	31,000 44,000
	OH 46 Scattered Sites	Comp Mod (2 units) Roof Replacement (7 buildings)	58,000 42,000	OH 4-46 Scattered Sites	Comp Mod (8 units) Furnace/AC Replacement	66,000 82,000

	OH 4-51 Scattered Sites	Window Replacement (9 bldg.) Furnace Replacement/AC (6 units)	72,000 30,000	OH 4-51 Scattered Sites		0
	AGENCY WIDE	Computer & Tech. Upgrade Maintenance Equipment Management Equipment Vehicles <i>Res. Initiative & Econ. Dev.</i> Security Guards at Hi-Rises Training for Staff & Res. One Accountant Non Technical Salaries Travel Telephone Expense for CGP Advertising Fringe Benefits Technical Salaries Hazard Material Consultant Hazard Material Abatement Life Safety Systems Energy Development Annual Debt Service Contingency	400,000 40,000 40,000 120,000 200,000 300,000 200,000 39,000 551,000 10,000 16,000 10,000 228,000 231,000 90,000 120,000 90,000 70,000 3,600,000 1,518,359 0	OH 4-45 Scattered Sites	Computer & Tech. Upgrade Maintenance Equipment Management Equipment Vehicles Res. Initiative & Econ. Dev. Security Guards at Hi-Rises Training for Staff & Res. One Accountant Non Technical Salaries Travel Telephone Expense for CGP Advertising Fringe Benefits Technical Salaries Hazard Material Consultant Hazard Material Abatement Life Safety Systems Energy Development Annual Debt Service Contingency	300,000 40,000 40,000 280,000 200,000 300,000 200,000 40,000 562,000 10,000 16,000 10,000 233,000 236,000 90,000 120,000 90,000 70,000 2,800,000 1,518,359 0
	Total CFP Estimated Cost		\$17,344,580			\$18,133,580

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH 4-1 Winton Terrace	Repair sidewalks, curbs, steps	177,000	OH 4-1 Winton Terrace	Repair walls/paint	412,000
OH 4-5 Millvale South	Gut Rehab	900,000	OH 4-5 Millvale South	Gut Rehab	2,750,000
OH 4-6 Millvale North	Gut Rehab	900,000	OH 4-6 Millvale North	Gut Rehab	2,750,000
OH 4-7 The Beechwood	Repair walls/paint	316,000	OH 4-7 The Beechwood		0
OH 4-8 Liberty Apartments		0	OH 4-8 Liberty Apartments		0
OH 4-10 Findlater Gardens Addition		0	OH 4-10 Findlater Gardens Addition		0
OH 4-11 Marquette Manor		0	OH 4-11 Marquette Manor	Heat pump replacement	107,641
OH 4-14 Sutter View		0	OH 4-14 Sutter View	Paint units	151,000
OH 4-16 Setty Kuhn	Repair sidewalks Repair gutter drains	100,000 47,000	OH 4-16 Setty Kuhn	Paint (all units in bldg. A&B)	308000
OH 4-17 Stanley Rowe	Roof replacement (16 bldg.)	144,000	OH 4-17 Stanley Rowe		0
OH 4-18 Marianna Terrace	Appliance replacement Install A/C	52,250 88,000	OH 4-18 Marianna Terrace		0

OH 4-19 Maple Tower		0	OH 4-19 Maple Tower		0
OH 4-20 The Redding		0	OH 4-20 The Redding	Seal upper parking area	33,000
OH 4-21 The President		0	OH 4-21 The President	Replace A/C units	50,000
OH 4-22 Park Eden	Replace A/C units	149,000	OH 4-22 Park Eden		0
OH 4-23 Scattered Sites	Replace (13) Roofs Comp Mod (4 units) Replace A/C units	58,000 180,000 69,000	OH 4-23 Scattered Sites	Comp Mod	600,000
OH 4-25 The Riverview	Appliance Replacement Replace A/C units	93,000 52,000	OH 4-25 The Riverview		0
OH 4-26 The Pinecrest		0	OH 4-26 The Pinecrest	Replace A/C units	174,000
OH 4-28 Webman Court		0	OH 4-28 Webman Court	Replace bay window Replace A/C units	21,000 19,000
OH 4-29 Quebec/Clinton Springs	Replace(4) roofs	39,500	OH 4-29 Quebec/Clinton Springs	Install central Air	57,000
OH 4-30 Scattered Sites	Replace A/C units	23,000	OH 4-30 Scattered Sites	Comp Mod (12 units)	600,000
OH 4-36 Horizon Hills	Insulate garage ceilings Appliance	171,000 36,000	OH 4-36 Horizon Hills		0
OH 4-37 San Marco	Tuck-point, seal/caulk @ E & W	400,000	OH 4-37 San Marco	Repair main structural (basement)	850,000
OH 4-38 Scattered Sites	Replace A/C units (14)	149,641	OH 4-38 Scattered Sites		0

OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood	Replace A/C units Comp Mod (30 units)	90,000 1,000,000	OH 4-39 Manville, Pat. Gardens, Beacon Glen, Ledgewood		0
OH 4-40 Eden Bldg./Washington Terrace	Comp Mod (20 units) Roof replacement (30)	870,000 182,000	OH 4-40 Eden Bldg./Washington Terrace	Replace A/C units Comp Mod (24)	201,000 960,000
OH 4-41 The Evanston	Re-caulk, fasten-seal entire standing seam roof	140,000	OH 4-41 The Evanston		0
OH 4-42 Scattered Sites	Roof replacement (16) Repair driveways/sidewalks Replace A/C	66,000 72,000 69,000	OH 4-42 Scattered Sites	Comp Mod (2 units)	61,000
OH 4-43 Scattered Sites		0	OH 4-43 Scattered Sites	Roof Replacement (6 bldg.)	56,000
OH 4-44 Scattered Sites		0	OH 4-44 Scattered Sites	Comp Mod	74,000
OH 4-45 Scattered Sites		0	OH 4-45 Scattered Sites	Parking Lot Repairs Replace 5 Driveways	21,000 35,000
OH 4-46 Scattered Sites		0	OH 4-46 Scattered Sites	Window Replacement (12 units)	73,000
OH 4-51 Scattered Sites		0	OH 4-51 Scattered Sites		0

	AGENCY WIDE	Computer & Tech. Upgrade	200,000	AGENCY WIDE	Computer & Tech. Upgrade	200,000
		Maintenance Equipment	40,000		Maintenance Equipment	40,000
		Management Equipment	40,000		Management Equipment	40,000
		Vehicles	280,000		Vehicles	280,000
		<i>Res. Initiative & Econ. Dev.</i>	200,000		Res. Initiative & Econ. Dev.	200,000
		Security Guards at Hi-Rises	300,000		Security Guards at Hi-Rises	300,000
		Training for Staff & Res.	200,000		Training for Staff & Res.	200,000
		One Accountant	41,000		One Accountant	42,000
		Non Technical Salaries	574,000		Non Technical Salaries	585,000
		Travel	10,000		Travel	10,000
		Telephone Expense for CGP	16,000		Telephone Expense for CGP	16,000
		Advertising	10,000		Advertising	10,000
		Fringe Benefits	237,000		Fringe Benefits	242,000
		Technical Salaries	240,000		Technical Salaries	245,000
		Hazard Material Consultant	90,000		Hazard Material Consultant	90,000
		Hazard Material Abatement	120,000		Hazard Material Abatement	120,000
		Life Safety Systems	90,000		Life Safety Systems	90,000
	Energy	70,000		Energy	70,000	
	Development	1,200,000		Development	1,200,000	
	Annual Debt Service	1,518,359		Annual Debt Service	1,518,359	
	Contingency	0		Contingency	0	
Total CFP Estimated Cost			\$13,309,930			\$15,862,180

CAPITAL FUND PROGRAM – PROPOSED LOAN FUNDS TABLES

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number	FFY of Approval		
Cincinnati Metropolitan Housing Authority		CFFP Financing Proceeds	2005		
<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----- <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$180,000	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$2,364,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$15,717,641	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1501 Capitalized Interest	\$220,000	\$0	\$0	\$0
18	1501 Debt Service Reserve	\$1,518,359	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$20,000,000.00	\$0.00	\$0.00	\$0.00
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				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages

Capital Funds Program: Proposed Loan Funds

**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 Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
PHA Wide	<u>1406 Operations</u>	1406		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1408 Management Improvements</u>	1408		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1410 Administration</u>	1410		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1411 Audits</u>	1411		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1415 Liquidated Damages</u>	1415		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1430 Fees and Cost</u>	1430					
	Financing Fees To Fannie Mae & 3rd Parties			\$180,000.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
	Total 1430			\$180,000.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1440 SITE ACQUISITION</u>	1440		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1501 CAPITALIZED INTEREST</u>	1501		\$220,000.00	\$0.00	\$0.00	\$0.00
PHA Wide	<u>1501 DEBT SERVICE RESERVE</u>	1501		\$1,518,359.00	\$0.00	\$0.00	\$0.00
	SUBTOTAL			\$1,918,359	\$0	\$0	\$0
FL29P016-001	Project #1 Winton Terrace OH 4-1						
	<u>1450 Site Improvements</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structure</u>	1460					
	Boiler Replacement			\$1,800,000.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
	Total 1460			\$1,800,000.00	\$0.00	\$0.00	\$0.00

	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00
	Total Cost for Project #1 Winton Terrace			\$1,800,000.00	\$0.00	\$0.00	\$0.00

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program: Proposed Loan Funds

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	10/01/05			10/01/05			
Project #1	?			?			
Project #2	?			?			
Project #3	?			?			

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

(2) To be completed for the Performance and Evaluation Report.

CAPITAL FUND PERFORMANCE AND EVALUATION REPORTS FOR OPEN GRANTS

**PERFORMANCE AND EVALUATION REPORTS
FOR CAPITAL FUND PROGRAM
GRANT #OH10P00450103**

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1 : Summary

PIA Name: Catholic Welfare Center Housing Agency		Grant Type and Number Capital Fund Program Grant No: CH 0500450 03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original and not amended		<input type="checkbox"/> Revised (Disaster / Emergency)		Header Annual Statement Report Number: 0	
<input type="checkbox"/> Performance and Evaluation report for the period 12/31/04		<input type="checkbox"/> Performance and Evaluation report:			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Total non-CFP Funds					
2	1406 Operations	618,729.77	618,729.77	618,729.77	617,783.03
3	1408 Management Improvements	6,646.78	6,646.78	6,646.78	6,646.78
4	1410 Administration	730,769.68	730,769.68	730,769.68	677,229.90
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	5,374.63	5,374.63	490,352.7	470,398.1
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	104,255.10	104,255.10	87,268.10	79,740.10
10	1460 Dwelling Structures	9,677,293.08	9,677,293.08	7,270,317.03	9,678,867.07
1	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00			
7	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activity	3,170,707.07	3,170,707.07	3,170,707.07	3,170,707.07
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	11,651,861.00	11,651,861.00	12,282,479.74	11,245,654.11
	Amount of line 20 Related to LBP Activities	267,515.97	267,515.97	243,803.55	241,743.55
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security-Soft Costs	244,203.1	244,203.1	244,203.1	244,203.1
	Amount of line 20 Related to Security-Hard Costs	77,787.68	77,787.68	77,787.68	77,787.68
	Amount of line 20 Related to Energy Conservation measure	107,240.55	107,240.55	149,860.55	81,940.08
	Collateralization Expenses or Debt Service				

Annual Statement Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRF)									
Part II: Supporting Pages									
P. A. Line: _____									
Circular: (Housing) - Housing Factor									
Grant Type and Number: _____									
Capital Fund Program Grant No: OH10P004000									
Replacement Housing Factor Grant No: _____									
Federal FY of Grant: _____									
Development Line Name HA Wide Activity	General Description (Major Work Category)	Develop. Account Number	Quantity	Total Estimated Cost:		Total Actual Cost:		Subtotal of CFP	
				Original	Revised	Original	Revised		
OH401	WINTON TERRACE	024 INTERIOR RENOVATION	1480		294,703.05	294,703.05	454,702.01	294,703.05	
		Subtotal OH10P004001			224,703.05	224,703.05	454,702.01	224,703.05	C2
OH402	ENGLISHWOODS	1239 EXTERIOR RENOVATION	HUD		173,609.49	173,609.49	173,609.49	173,609.49	
		Subtotal OH10P004002			173,609.49	173,609.49	173,609.49	173,609.49	C1
OH403	MI VALLE	025 CONCRETE WORK	1480		1,754,208.22	1,754,208.22	2,104,341.45	1,754,208.22	
		Subtotal OH10P004003			1,754,208.22	1,754,208.22	2,104,341.45	1,754,208.22	C2
OH404	BEECHWOOD	1239 EXTERIOR RENOVATION	HUD		15,360.30	15,360.30	15,360.30	15,360.30	
		Subtotal OH10P004004			15,360.30	15,360.30	15,360.30	15,360.30	C1
OH405	LAUREL HILLS	027 INTERIOR	1480		319,891.00	319,891.00	319,891.00	319,891.00	
		Subtotal OH10P004005			319,891.00	319,891.00	319,891.00	319,891.00	C1
OH406	TELLA BERGADENE	1239 CONCRETE WORK	HUD		1,389,873.21	1,389,873.21	1,389,873.21	1,389,873.21	
OH407	FIELD ATTERBURY	031 CONCRETE RENOVATION	1480		31,948.89	31,948.89	31,948.89	31,948.89	
		Subtotal OH10P004010			2,199,752.26	2,199,752.26	2,199,752.26	2,199,752.26	C1
OH408	MARGARET HANCOCK	1139 EXTERIOR RENOVATION	HUD		62,367.56	62,367.56	62,367.56	62,367.56	
		Subtotal OH10P004011			62,367.56	62,367.56	62,367.56	62,367.56	C1
OH409	STABILITY ROW	031 INTERIOR RENOVATION	1480		87,075.70	87,075.70	87,075.70	87,075.70	

Subtotal OH10P004017				88,663.00	88,663.00	88,663.00	88,663.00	C1
OH4.0	MARSHAL CONTRACT	000 INTEROPERATION	1460	18,850.00	18,850.00	18,850.00	18,422.53	
Subtotal 1790				18,850.00	18,850.00	18,850.00	18,422.53	
Subtotal OH10P004018				16,850.00	16,850.00	16,850.00	15,422.53	C2
OH4.20	RTDDE	030 RTT WEEK	1450	5,745.00	5,745.00	5,745.00	5,745.00	
Subtotal 450				5,745.00	5,745.00	5,745.00	5,745.00	
Subtotal OH10P004020				5,745.00	5,745.00	5,745.00	5,745.00	C1
OH4.25	SCATTERED SITES 420	034 INTEROPERATION	1460	35,112.52	35,112.52	33,432.52	13,616.52	
Subtotal 450				35,112.52	35,112.52	33,432.52	13,616.52	
Subtotal OH10P004023				35,112.52	35,112.52	35,462.52	13,616.52	C2
OH4.26	PNFCRST	036 INTEROPERATION	1460	33,113.30	33,113.30	35,702.90	33,113.30	
Subtotal 450				33,113.30	33,113.30	35,702.90	33,113.30	
Subtotal OH10P004025				33,113.30	33,113.30	35,702.90	33,113.30	C2
OH4.29	CHITOCAL INTON SPRINGS	037 RTT WEEK	1450	39,946.00	39,946.00	39,946.00	37,308.00	
Subtotal 450				39,946.00	39,946.00	39,946.00	37,308.00	
Subtotal OH10P004029				39,946.00	39,946.00	39,946.00	37,308.00	C2
OH4.30	SCATTERED SITES 430	039 RTT WEEK	1450	26,039.00	26,039.00	2,359.00	1,939.00	
Subtotal 450				26,039.00	26,039.00	2,359.00	1,939.00	
OH4.30	SCATTERED SITES 430	039 INTEROPERATION	1460	25,439.71	25,439.71	42,439.71	6,043.41	
Subtotal 450				25,439.71	25,439.71	42,439.71	6,043.41	
Subtotal OH10P004030				154,308.71	154,308.71	162,321.71	68,805.41	C2
OH4.36	HOSECON 113	034 RTT WEEK	1450	18,905.25	18,905.25	18,905.25	18,905.25	
Subtotal 450				18,905.25	18,905.25	18,905.25	18,905.25	
Subtotal OH10P004036				18,905.25	18,905.25	18,905.25	18,905.25	C1
OH4.35	SCATTERED SITES 439	040 INTEROPERATION	1460	26,075.41	26,075.41	26,075.41	26,075.41	

OH439	SCAFFOLDING 439	130 INTERIOR EXTERIOR Scaffolding	1461	88,975.41 88,975.41	88,975.41 88,975.41	88,975.41 88,975.41	88,975.41 88,975.41	
		Subtotal OH10P004038		88,975.41	88,975.41	88,975.41	88,975.41	C1
OH440	BRACKETS	141 INTERIOR EXTERIOR Scaffolding	1461	97,441.46 97,441.46	97,441.46 97,441.46	97,441.46 97,441.46	97,441.46 97,441.46	
		Subtotal OH10P004000		97,441.46	97,441.46	97,441.46	97,441.46	C1
OH440	SCAFFOLDING 440	137 Scaffolding Subtotal 1100	1450	11,624.85 11,624.85	11,624.85 11,624.85	11,624.85 11,624.85	11,624.85 11,624.85	C1
OH440	SCAFFOLDING 441	140 INTERIOR EXTERIOR	1461	25,042.37	25,042.37	25,042.37	25,042.37	
OH440	SCAFFOLDING 442	139 INTERIOR EXTERIOR Scaffolding	1461	2,127.75 2,127.75	2,127.75 2,127.75	2,127.75 2,127.75	2,127.75 2,127.75	
		Subtotal OH10P004040		138,546.97	138,546.97	138,721.97	115,476.97	C2
OH441	EVALUATION	143 Scaffolding Scaffolding	1450	215.00 215.00	215.00 215.00	215.00 215.00	215.00 215.00	
		Subtotal OH10P004041		215.00	215.00	215.00	215.00	C1
OH442	SCAFFOLDING 442	144 INTERIOR EXTERIOR Scaffolding	1461	751,030.62 751,030.62	751,030.62 751,030.62	771,790.49 771,790.49	751,030.62 751,030.62	
		Subtotal OH10P004042		750,838.62	750,838.62	770,790.49	750,838.62	C2
OH439	ASSTY WDF	110 COMPOSITE STEEL UPRIG	1400	301,000.00	301,000.00	301,000.00	293,055.85	
OH439	ASSTY WDF	109 BRACKET COMPACT	1400	4,500.00	4,500.00	4,500.00	4,500.00	
OH439	ASSTY WDF	121 BRACKET	1400	48,500.00	48,500.00	48,500.00	52,000.00	
OH439	ASSTY WDF	120 COMPOSITE STEEL UPRIG	1400	14,000.00	14,000.00	14,000.00	14,000.00	
		Subtotal 1100		873,826.72	873,826.72	873,826.72	914,572.82	C2

014400	AGENCY WDF	01 RETRINTATIVE & EDUC. DEV	1400		271,953.67	271,953.67	271,953.67	271,953.67	
014400	AGENCY WDF	02 SECURITY GUARDS AT RISE	1400		298,000.00	298,000.00	298,000.00	298,000.00	
014400	AGENCY WDF	03 TRAINING FOR STAFF & RTRD	1400		25,174.00	25,174.00	25,174.00	25,174.00	
014400	AGENCY WDF	04 CONT ACCOUNTANT	1400		48,034.70	48,034.70	48,034.70	48,034.70	
014400	AGENCY WDF	05	1400		28,000.00	28,000.00	28,000.00	28,000.00	
014400	AGENCY WDF	10 SECURITY GUARDS AT RISE	1400		13,285.11	13,285.11	13,285.11	13,285.11	
		Subtotal 1108			818,446.78	818,446.78	818,446.78	818,446.78	C1
014400	AGENCY WDF	06 NON TECHNICAL SALARIES	1410	1	35,831.67	35,831.67	35,831.67	35,831.67	
014400	AGENCY WDF	07 TRAVEL	1410	1	0.739	0.739	0.739	0.739	
		Subtotal 1107			36,569.96	36,569.96	36,569.96	36,569.96	C2
014400	AGENCY WDF	08	4 0 0 8		15,575.35	15,575.35	15,575.35	15,575.35	
		Subtotal 1106			15,575.35	15,575.35	15,575.35	15,575.35	C1
014400	AGENCY WDF	09	4 0 0 0		14,125.00	14,125.00	14,125.00	14,125.00	
		Subtotal 1105			14,125.00	14,125.00	14,125.00	14,125.00	C1
014400	AGENCY WDF	10	1410		352,966.87	352,966.87	352,966.87	352,966.87	
		Subtotal 1103			352,966.87	352,966.87	352,966.87	352,966.87	C2
014400	AGENCY WDF	01 TECHNICAL SALARIES	1450		410,574.35	410,574.35	410,574.35	410,574.35	
		Subtotal 1100			410,574.35	410,574.35	410,574.35	410,574.35	C1
014197	AGENCY WDF	122 CONEUL ANTI EES	H67	1	67,778.76	67,778.76	67,778.76	67,778.76	
		Subtotal 1101			67,778.76	67,778.76	67,778.76	67,778.76	C2
014197	AGENCY WDF	123 HAZ WAT CONEUL ANI	H67	2	278,132	278,132	278,132	278,132	
		Subtotal 1102			278,132	278,132	278,132	278,132	C2
014197	AGENCY WDF	125 ENERGY CONSERVATION	H67		707,210.76	707,210.76	707,189.76	707,189.76	
014197	AGENCY WDF	126 HAZ WAT ABATEMENT	H67		367,778.76	367,778.76	367,778.76	367,778.76	
014197	AGENCY WDF	127 IN HAC VACUUMANCE	H67		87,082.08	87,082.08	87,082.08	87,082.08	
014197	AGENCY WDF	128 LIFE SAFTY SYSTEM	H67		91,171.06	91,171.06	91,171.06	91,171.06	
		Subtotal 1104			1,632,052.70	1,632,052.70	1,632,052.70	1,632,052.70	C2

713	0-1898	AGENCY WIDE	1327 DEVELOPMENT FUNDS	1898	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	
			Subtotal Hrs:	Page 5	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	C1
			Subtotal CH10P004 Agency Wide		5,434,307.88	5,434,307.88	5,452,714.86	5,162,235.76	

**PERFORMANCE AND EVALUATION REPORTS
FOR CAPITAL FUND PROGRAM
GRANT #OH10P00450104**

Annual Statement /Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1 : Summary					
PIA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CH-050,450-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2024	
1. Budget and actual statement		2. Expense by Category / Emergency		3. Revised Annual Statement Worksheet Number	
A. Performance and Location Report - Homeless Shelter (EOP/CH)		B. Performance and Location Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Total non-CFP Funds					
2	1406 Operations	970,000.00	970,000.00	819,762.67	89,762.67
3	1408 Management Improvements	387,000.00	387,000.00	335,489.95	127,878.15
4	1410 Administration	1,071,000.00	1,071,000.00	751,807.72	38,192.62
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	130,000.00	130,000.00	3,318.00	3,318.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	57,000.00	57,000.00	45,300.00	45,300.00
10	1460 Dwelling Structures	3,816,311.00	3,816,311.00	3,051,768.64	1,024,291.99
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activity	4,100,000.00	4,100,000.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	12,817,841.00	12,817,841.00	8,580,788.55	1,916,074.07
	Amount of line 20 Related to LBP Activities	170,000.00	170,000.00	30,444.00	30,444.00
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security—Soft Costs	128,000.00	128,000.00	128,000.00	50,344.66
	Amount of line 20 Related to Security—Hard Costs	60,000.00	60,000.00	1,113.00	1,113.00
	Amount of line 20 Related to Energy Conservation measure	75,000.00	75,000.00	1,355.00	0.00
	Collateralization Expenses or Debt Service				

Annual Statement Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRF)									
Part II: Supporting Pages									
P. A. Line:		Grant Type and Number			Federal FY of Grant:				
Circular: Replacement Housing Factor		Capital Fund Program Grant No: CH10P004001							
		Replacement Housing Factor Grant No:							
Developer Project Name Funding Activity	General Description of Activities Categories	Develop. Account Number	Grant	Total Estimate Cost:		Total Actual Cost:		Cost Share or Other	
				Original	Revised	Obligated	Expended		
CH101	CONCRETE PAVEMENT	7531	NIE HOUSING RENOVATION	HOV	389,000.00	389,000.00	389,182.11	417,157.58	
	Subtotal HOV				389,000.00	389,000.00	389,182.11	417,157.58	
	Subtotal CH10P004001				588,000.00	588,000.00	938,162.11	419,767.53	C2
CH102	ENGLEWOOD	7532	NIE HOUSING RENOVATION	HOV	317,000.00	317,000.00	367,155.75	367,155.75	
	Subtotal HOV				317,000.00	317,000.00	367,155.75	367,155.75	
	Subtotal CH10P004002				211,000.00	211,000.00	367,155.75	367,155.75	C1
CH103	MILWAUKEE	7533	COOPERATIVE	HOV	374,000.00	374,000.00	478,006.15	25,544.55	
	Subtotal HOV				374,000.00	374,000.00	478,006.15	25,544.55	
	Subtotal CH10P004003				374,000.00	374,000.00	478,006.15	25,544.55	C2
CH104	BELLEVILLE	7534	NIE HOUSING RENOVATION	HOV	398,000.00	398,000.00	18,988.00	0.00	
	Subtotal HOV				398,000.00	398,000.00	18,988.00	0.00	
	Subtotal CH10P004007				398,000.00	398,000.00	18,988.00	0.00	C2
CH105	LAUREL HAVEN	7535	NIE HOUSING RENOVATION	HOV	290,000.00	290,000.00	0.00	0.00	
	Subtotal HOV				290,000.00	290,000.00	0.00	0.00	
	Subtotal CH10P004008				290,000.00	290,000.00	0.00	0.00	
CH106	TRILLA BIRGARDEN	7536	COOPERATIVE	HOV	2,823,841.00	2,823,841.00	4,358,084.29	475,352.49	
	Subtotal HOV				2,823,841.00	2,823,841.00	4,358,084.29	475,352.49	
	Subtotal CH10P004010				2,823,841.00	2,823,841.00	4,358,084.29	475,352.49	C2
CH107	STANLEY ROAD	7537	STREETS	HOV	57,000.00	57,000.00	45,400.00	44,390.00	
	Subtotal HOV				57,000.00	57,000.00	45,400.00	44,390.00	
	Subtotal CH10P004017				57,000.00	57,000.00	45,400.00	44,390.00	C2
CH108	SOUTH BEND STREET	7538	NIE HOUSING RENOVATION	HOV	317,000.00	317,000.00	47,176.00	4,691.00	
	Subtotal HOV				317,000.00	317,000.00	47,176.00	4,691.00	
	Subtotal CH10P004023				211,000.00	211,000.00	47,176.00	4,691.00	C2
CH109	ROSELAND	7539	NIE HOUSING RENOVATION	HOV	128,000.00	128,000.00	10,877.00	10,877.00	
	Subtotal HOV				128,000.00	128,000.00	10,877.00	10,877.00	
	Subtotal CH10P004025				128,000.00	128,000.00	10,877.00	10,877.00	C1
CH100	FINCHES	7540	NIE HOUSING RENOVATION	HOV	404,000.00	404,000.00	0.00	0.00	
	Subtotal HOV				404,000.00	404,000.00	0.00	0.00	
	Subtotal CH10P004028				404,000.00	404,000.00	0.00	0.00	

OH1439	CONTINUED SITE 4	531	INTERIOR TERROR REDUCTION	1480	40,000.00	40,000.00	15,946.00	15,434.00	
			Subtotal 1480		40,000.00	40,000.00	15,946.00	15,434.00	
			Subtotal OH10P004039		40,000.00	40,000.00	15,946.00	15,434.00	C2
OH1440	CONTINUED SITE 4	530	INTERIOR TERROR	1480	40,000.00	40,000.00	58,633.50	42,420.00	
			Subtotal 1480		40,000.00	40,000.00	58,633.50	42,420.00	
			Subtotal OH10P004040		40,000.00	40,000.00	58,633.50	42,420.00	C2
OH1441	CONTINUED SITE 4	535	INTERIOR TERROR	1480	225,000.00	225,000.00	58,978.22	58,978.22	
			Subtotal 1480		225,000.00	225,000.00	58,978.22	58,978.22	
			Subtotal OH10P004042		225,000.00	225,000.00	159,978.22	159,978.22	C1
OH1495	AGENCY W/L	7071	CONTRACTOR EQUIPMENT	H09	80,000.00	80,000.00	80,000.00	0.00	
OH1495	AGENCY W/L	7072	VEHICLE EQUIPMENT	H09	60,000.00	60,000.00	67,852.70	67,852.70	
OH1495	AGENCY W/L	7073	VEHICLE	H09	80,000.00	80,000.00	0.00	0.00	
			Subtotal H09		180,000.00	180,000.00	147,852.70	67,852.70	C2
OH1495	AGENCY W/L	7077	PERSONNEL DEVELOPMENT	H09	300,000.00	300,000.00	300,000.00	67,928.87	
OH1495	AGENCY W/L	7078	VEHICLE EQUIPMENT	H09	28,000.00	28,000.00	28,000.00	67,141.81	
OH1495	AGENCY W/L	7079	PERSONNEL EQUIPMENT	H09	20,000.00	20,000.00	1,149.35	1,149.35	
OH1495	AGENCY W/L	7077	PERSONNEL	H09	38,000.00	38,000.00	38,000.00	4,150.75	
			Subtotal H09		786,000.00	786,000.00	707,149.35	127,978.75	C2
OH1495	AGENCY W/L	7078	NON-TECHNICAL SALARIES	M10 1	170,000.00	170,000.00	170,000.00	0.00	
OH1495	AGENCY W/L	7079	TRAVEL	M10 1	20,000.00	20,000.00	0.00	0.00	
			Subtotal M10 1		190,000.00	190,000.00	170,000.00	0.00	C2
OH1495	AGENCY W/L	7071	TELEPHONE EXPENSES	M10 15	13,000.00	13,000.00	1,171.72	1,171.72	
			Subtotal M10 15		13,000.00	13,000.00	1,171.72	1,171.72	C1
OH1495	AGENCY W/L	7072	ADVERTISING	M10 15	327,000.00	327,000.00	0.00	0.00	
			Subtotal M10 15		327,000.00	327,000.00	0.00	0.00	
OH1495	AGENCY W/L	7073	TECHNICAL SALARIES	M10 2	328,000.00	328,000.00	328,000.00	38,678.50	
			Subtotal M10 2		328,000.00	328,000.00	328,000.00	38,678.50	C2
OH1495	AGENCY W/L	7070	PERSONNEL	M10 9	18,000.00	18,000.00	0.00	0.00	
			Subtotal M10 9		18,000.00	18,000.00	0.00	0.00	
OH1495	AGENCY W/L	7077	CONSULTANT FEES	M07 1	120,000.00	120,000.00	735.01	735.01	
			Subtotal M07 1		120,000.00	120,000.00	735.01	735.01	C1
OH1495	AGENCY W/L	7070	EXTRA CONSULTANT	M07 2	10,000.00	10,000.00	3,875.00	3,875.00	
			Subtotal M07 2		10,000.00	10,000.00	3,875.00	3,875.00	C1
OH1495	AGENCY W/L	7070	EXTRA LAB ELEMENT	H07	150,000.00	150,000.00	50,549.00	50,549.00	
OH1495	AGENCY W/L	7077	INTERNATIONAL TRAVEL	H07	100,000.00	100,000.00	54,130.75	54,130.75	

1717 LIFE SALES SYSTEM	1180	75,000.00	75,000.00	1,775.00	1,775.00	
1717 ENERGY	1180	75,000.00	75,000.00	1,700.00	0.00	
Subtotal 1180		150,000.00	150,000.00	3,475.00	1,775.00	C2
1720 DEVELOPMENT - LINDY	1189	4,100,000.00	4,100,000.00	0.00	0.00	
Subtotal 1189		4,100,000.00	4,100,000.00	0.00	0.00	
Subtotal OH10P004Agency Wide		7,294,000.00	7,294,000.00	2,076,401.43	330,463.53	

**PERFORMANCE AND EVALUATION REPORTS
FOR CAPITAL FUND PROGRAM
GRANT #OH10P00450203**

Annual Statement /Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1 : Summary					
PIIA Name: Carolina Weatherization Agency		Grant Type and Number: Capital Fund Program Grant No: C11-050145020 Replacement Housing Factor Grant No:		Federal FY of Grant: 2014	
<input type="checkbox"/> Original annual statement		<input type="checkbox"/> Revised: (Date of Emergency)		<input type="checkbox"/> Revised Annual Statement/Report Number: _____	
<input type="checkbox"/> Performance and Location Report: (see Endnote 12/2/04)		<input type="checkbox"/> Final Performance and Location Report:			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Total non-CFP Funds					
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	30,000.00	30,000.00	30,000.00	30,000.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
7	1440 Site Acquisition	0.00	0.00	0.00	0.00
8	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	910,000.00	910,000.00	891,310.02	891,310.02
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activity	1,739,157.00	1,739,157.00	1,739,157.00	1,739,157.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	2,799,457.00	2,799,457.00	2,721,372.02	2,721,372.02
	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security—Soft Costs	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security—Hard Costs	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation measure	0.00	0.00	0.00	0.00
	Collateralization Expenses or Debt Service				

Annual Statement Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRF)									
Part II: Supporting Pages									
Project Name				Grant Type and Number				Federal FY of Grant:	
Cincinnati Metropolitan Housing Authority				Capital Fund Program Grant No. OH10P004005				2004	
				Replacement Housing Factor Grant No.					
Development Source Name	General Description of Work Item Categories	Level of Account Number	Quantity	Unit	Estimated Cost	Actual Cost	Actual Cost	Actual Cost	Status of Work
Activity					Original	Revised	Total	Remaining	
OH104	MLLWAL	GOVERNMENT FUND MODERNIZATION	1		940,000.00	940,000.00	881,915.02	881,915.02	
		Subtotal M05			940,000.00	940,000.00	881,915.02	881,915.02	
		Subtotal OH10P004005			940,000.00	940,000.00	881,915.02	881,915.02	
OH104	LAURELWOOD	GOVERNMENT FUND	439		799,457.00	799,457.00	799,457.00	799,457.00	
		Subtotal M93			799,457.00	799,457.00	799,457.00	799,457.00	
		Subtotal OH10P004008			799,457.00	799,457.00	799,457.00	799,457.00	
OH109	AGENCY WIDE	HOUSING SECURITY	108		80,000.00	80,000.00	80,000.00	80,000.00	
		Subtotal M07			80,000.00	80,000.00	80,000.00	80,000.00	
		Subtotal OH10P004Agency Wide			80,000.00	80,000.00	80,000.00	80,000.00	