

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

PHA Plans

5 Year Plan for Fiscal Years 2005 – 2009

Annual Plan for Fiscal Year 2005

BUTLER METROPOLITAN HOUSING AUTHORITY

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

**PHA Plan
Agency Identification**

PHA Name: BUTLER METROPOLITAN HOUSING AUTHORITY

PHA Number: oh015v01

PHA Fiscal Year Beginning: 07/2005

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 – *4110 Hamilton-Middletown Road
Hamilton, OH*
- PHA development management offices
- PHA local offices – *S-8 Office – 150 S. “B” Street, Hamilton, OH*

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to increase access to affordable housing free from discrimination; address the housing needs of society's most vulnerable; support community development and ensure integrity in operational and financial management.*

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. The Authority will continue to assist this goal through the use of the Capital Fund Program funding.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: Run ads; maintain active waiting list
 - Leverage private or other public funds to create additional housing opportunities: *Working with the City of Hamilton and other available sources*
 - Acquire or build units or developments: *Working with the City of Hamilton and other available sources.*
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: *(PHAS score) 75%-Standard*
 - Improve voucher management: *(SEMAP score) 86%-Standard*

- Increase customer satisfaction: *Monthly Resident Newsletter, Resident Orientation, and Customer Service Training*
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: *Capital Fund Program*
- Demolish or dispose of obsolete public housing: *Working w/City of Ham.*
- Provide replacement public housing: *Working w/City of Ham.*
- Provide replacement vouchers: *Under consideration*
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: *do with briefing packet*
- 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: *We are applying for a HOPE VI grant and will use it to assist in the deconcentration of poverty in the 2nd and 4th wards of Hamilton. We will continue looking for other sources of revenue to rebuild all of our older developments.*
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *A successful HOPE VI grant will allow us to start doing mixed income housing and we will continue the process with each new development we build or rebuild.*
- 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: *FSS Program*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Resident Relations Program*
- 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: Covered under the ACOP Policy
- 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: Covered under the ACOP Policy
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Accommodated to the best of our ability
- Other: (list below)

Other PHA Goals and Objectives: (list below)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

As part of our continuing effort to update and improve our housing stock, BMHA applied for a Hope VI Revitalization Grant last year. We were not selected but we have decided to apply again this year. We have hired TAG Associates to develop a Master Plan for our authority as well as completing our Hope VI Application. To compliment our application we will seek out greater partnerships with the City of Hamilton, Butler County and other agencies for both support and monetary assistance.

Our market study which began late last year is now complete. We have compiled census data; data on our competition; data on private sector housing as well as other information. We had a 202 conversion analysis completed as well as a needs assessment for each project. This information will be used by the Authority and TAG Associates to develop a Master Plan for the future of our Authority. Armed with this information and hopefully a Hope VI grant, we can set a course for the future in terms of our housing stock.

Internally we have completed the purchase of our new telephone system as well as a new computer system. We look forward to recognizing efficiencies from the installation of both of these systems. We have established a new procurement department and expect to realize significant savings here as well in the next year.

This has been a year of transition and we hope that next year we can make some significant decisions that will change the course of the Authority for the better.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (*ACOP Policy on file in office plan*)
- FY 2005 Capital Fund Program Annual Statement (*oh015a01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – oh015c01
- FY 2005 Capital Fund Program 5 Year Action Plan (*oh015a01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7,026	5	5	3	4	5	4
Income >30% but <=50% of AMI	8,621	5	5	3	4	5	3
Income >50% but <80% of AMI	17,174	3	2	2	2	2	3
Elderly	24,755	3	4	3	4	2	4
Families with Disabilities	7,637	4	5	4	4	4	4
Race/White	91.2%	2	3	3	3	4	4
Race/Black	5.3%	4	3	3	3	4	4
Race/Hispanic	1.4%	4	4	4	4	4	4
Race/Other	.7%	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: 2000 Census

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	155		388
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	79	51%	
Elderly families	51	33%	
Families with Disabilities	35	23%	
Race/non Hispanic	122	79%	
Race/Hispanic	3	2%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR	69	44%	
2 BR	71	46%	
3 BR	13	8%	
4 BR	2	1%	
5 BR	0	0%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	95		263
Extremely low income <=30% AMI	72	76%	
Very low income (>30% but <=50% AMI)	12	13%	
Low income (>50% but <80% AMI)	11	11%	
Families with children	89	94%	
Elderly families	0	0%	
Families with Disabilities	6	6%	
Race/white	66	69%	
Race/black	29	31%	
Race/Hispanic/Asia	0	0%	

Housing Needs of Families on the Waiting List			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR			
2 BR			
3 BR			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$2,471,822.00	
b) Public Housing Capital Fund	\$2,148,116.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,352,768.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP03-1	\$1,628,066.30	PH Capital Improve.
CRP03-2	\$387,719.00	PH Capital Improve.
3. Public Housing Dwelling Rental Income	\$1,710,248.00	PH Operations
4. Other income (list below)		
Excess Utilities	\$24,145.00	PH Operations
Non Dwelling	0	PH Operations
4. Non-federal sources (list below)		
Total resources	\$13,335,165.30	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) – *On initial application, prior to placement on to waiting list.*

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)

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

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

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? *N/A*

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? *N/A*

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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)

1. *Establish second household* 2. *Other displaced*

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.

6 *Date and Time*

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 4 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)
 - 5. *Establish second household*
 - 6. *Other displaced*

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

Public such as evictions

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

Section 8 Office – 150 S. “B” Street – back of Henry Long Towers

(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:

(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)
Elderly, Disabled

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

1. *Date and Time*

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 3 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)
Elderly, Disabled

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	978	388
Section 8 Vouchers	960	200
Section 8 Certificates	0	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	978	388
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
ACOP Policy, Preventive Maintenance Manual

(2) Section 8 Management: (list below)
Rent Reasosnableness
Utility Allowance
Admin Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

Section 8 Offices

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *oh015a01*

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) *oh015a01*

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
Bambo Harris OH15-1

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Bambo Harris OH15-1

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
Freedom Court OH15-7

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: <i>Bambo Harris</i>
1b. Development (project) number: <i>OH15-1</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/23/04)</u>
5. Number of units affected: 141
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2005 b. Projected end date of activity: 06/2006

Demolition/Disposition Activity Description
1a. Development name: <i>Riverside Homes</i>
1b. Development (project) number: <i>OH15-2</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/2006)</u>
5. Number of units affected: 142

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2007 b. Projected end date of activity: 06/2009

Demolition/Disposition Activity Description
1a. Development name: <i>Townhomes East</i> 1b. Development (project) number: <i>OH15-4B</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/2007)</u>
5. Number of units affected: 52
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: 12/2007 b. Projected end date of activity: 12/2008

Demolition/Disposition Activity Description
1a. Development name: <i>Freedom Court</i> 1b. Development (project) number: <i>OH15-7</i>
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: <u>(06/2007)</u>
5. Number of units affected: 61
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: 12/2007 b. Projected end date of activity: 12/2008

Demolition/Disposition Activity Description	
1a. Development name:	<i>Hamilton Scattered Sites</i>
1b. Development (project) number:	<i>OH15-10</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
4. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(06/2005)</u>
5. Number of units affected:	9
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/2005 b. Projected end date of activity: 12/2006

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

NONE

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

Family Self Sufficiency/Section 8

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/1/04)
Public Housing	0	0
Section 8	25	25

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

OH15-2, OH15-7, OH15-8, OH15-12

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

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

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

- Other (describe below)
Security Component of Mgmt., Improvement in Capital Fund Program

2. Which developments are most affected? (list below)
OH15-2, OH15-7, OH15-8, OH15-12

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? (list below)
OH15-2, OH15-3, OH15-4A, OH15-4B, OH15-4C, OH15-5, OH15-7, OH15-8, OH15-12, OH15-14, OH15-17

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY - SUMMARY

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restriction other than those imposed on all tenants: 1) to maintain their units and associated facilities in a decent,

safe, and sanitary manner and to refrain from disturbing their neighbors; and 2) to comply with BMHA's pet policy governing persons who are elderly/disabled. BMHA will allow pet ownership at all community site locations. Residents must have the prior approval of BMHA before moving a pet into their unit. BMHA will allow only domesticated dogs, cats, birds, and fish in aquariums (no larger than 20 gallons) in units. All dogs and cats must be neutered or spayed. Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, or dangerous breeds will not be allowed. Dangerous breeds include but are not limited to, Pit Bulls, Chows, Akita's, Rottweillers, Dobermans, German Shepherds or any fighter breeds that are prohibited by local or state ordinance.

No animal may exceed thirty (30) pounds in weight nor exceed fifteen (15) inches shoulder to floor.

Pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. Tenant must obtain a licensed veterinarian's certification that all shots for the animal are current; that the animal has no communicable diseases and that it is "pest-free".

A pet deposit of \$250.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) – *attached at end of plan*
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:

City of Hamilton, City of Middletown, Butler County

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

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

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

D. Other Information Required by HUD

BMHA Definition of Substantial Deviation Amendment:

- *Changes to rent or admissions policies or organization of the waiting list*
- *Additions of non-emergency work items or change in the use of replacement*
- *Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities*

Attachments

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

- oh015a01 2005 Capital Fund Annual Statement (FFY2005) and
2005 Capital Fund 5 Year Action Plan
- oh015b01 Performance & Evaluation Report
- oh015c01 BMHA Organizational Chart

NOTE:

INCLUDED IN THIS PLAN, STARTING WITH PAGE 47 ARE:

Resident Council Officers 2005
Resident Advisory Meeting Notice
Minutes – Resident Advisory Meeting
Public Meeting Legal Ad and Minutes
Resolution #1826
Resolution #1827
Resolution #1828
Resolution #1829
Letter to Teresa Bettel, Cincinnati HUD Office re: 2006 Operating Budget

Resident Council Officers 2005

Petty Plaza - 115 Knapp Dr. Hamilton, Ohio 45013

Fern Barrett, President Apt. # 315 *Ph# (513) 737-9647*
Darlene Bowling, Vice-President Apt. #416 *868-9926*
Lois White, Secretary Apt. #417 *867-8264*
Mary Jo Bartlett, Treasurer Apt. #314 *894-6093*
Kathy Curran, Sargent of Arms Apt. # 306 *894-0476*

Dr. Henry Long Tower - 150 South "B" St. Hamilton, Ohio 45013

Rebecca Fugate, President Apt. #703 *Ph# (513) 887-7268*
Gloria Harrison, Vice-President Apt. #406 *887-1186*
Betty Skinner, 2nd Vice-President Apt. #605 *894-2384*
Teresa Sheard, Secretary Apt. #710 *504-8682*
Patrick McGee, Treasurer Apt. #618 *894-1301*
Billie Pierce, Sargent of Arms Apt. #702 *893-1355*

Dayton Lane Gardens - 122 N. 6th St. Hamilton, Ohio 45011

Dallas Moore, President Apt. #201 *Ph# (513) 737-1787*
Gene Baird, Vice-President Apt. #107 *Ph# 894-2970*
Luigi Stoppiello, Secretary Apt. #103 *737-7417*
Gloria Curtis, Treasurer Apt. #303 *887-1171*
(vacant) Sargent of Arms #

The Townhouse - 600 N. Verity Pkwy. Middletown, Ohio 45042

Kay Cranor, President Apt. #206 *Ph#(513) 727-1256*
Mary Ann McCombs, Vice President Apt. #503 *727-8072*
Betty Cooper, Treasurer Apt. #105 *727-1086*
Marie Flexner, Secretary Apt. #407 *(513) 424-3895*
James King, Sargent of Arms Apt.#404 *422-6712*

J. Ross Hunt Tower - 112 S. Clinton St. Middletown, Ohio 45042

Mike Miller, President Apt.# 210 *(513) 727-9238*
Florence "Annie" Griffin, Vice-Pres. Apt.# 620 *425-9114*
Barbara Cala, Secretary Apt. #607 *(513) 705-0747*
Bessie McRoberts, Treasurer Apt.#104 *(513) 423-3701*
Otis Turner (O.T.) Sargent of Arms Apt.#219



Resident Advisory Council Meeting

*I hope you can join us on:
Thursday March 17, 2005
At 1:30 p.m.
At Dayton Lane Gardens
122 North 6th St.
Hamilton, Ohio 45011*

*We will be reviewing our 2005 Annual Plan and would
like to have your input.*

*If you have questions please feel free to call Philip at
896-4411 or 422-2341 ext. 5248*

RESIDENT ADVISORY MEETING

March 17, 2005 @ 1:30 P.M. at Dayton Lane Gardens

PRESENT:

- L. M. Blaine, Executive Director – BMHA
- Janet L. Martin, Executive Secretary – BMHA
- Jeff Ranck, Development Director – BMHA
- Philip Henderson – BMHA
- Patrick Erb – BMHA Community Resource Officer
- Rebecca Fugate – Henry Long Towers
- Therese Sheard – Henry Long Towers
- Patrick McGee – Henry Long Towers
- Luigi Stoppiello – Dayton Lane Gardens
- Jerry Smelik – Dayton Lane Gardens
- Robert Wright – Dayton Lane Gardens
- Gloria Curtis – Dayton Lane Gardens
- Niota Shermand – Dayton Lane Gardens

ITEMS DISCUSSED:

Mr. Blaine called the meeting to order at 2:45 p.m. and explained that this meeting was to discuss Butler Metropolitan Housing Authority's 2005 Annual Plan and Five Year Plan.

Rebecca Fugate (Henry Long) asked if the Capital Fund money is not used is it carried over to the next year. It was stated that the money would go back to HUD if it is not used.

Jerry Smelik (Dayton Lane Gardens) asked about the ceiling repair on the third floor and if it was in the Capital Fund. Mr. Ranck informed him that it was.

Ms. Fugate talked about beautifying Henry Long and asked why the building was painted white on each end of the building. Jeff Ranck to check on this.

Ms. Fugate also asked about extra parking spaces at Henry Long. Mr. Ranck stated that BMHA is "land locked" because of the Miami Conservancy and extra spaces are not possible.

Jeff Ranck advised the Henry Long residents that bids will be received next Thursday and new sliding glass doors are included in these improvements and should be installed in the fall of 2005. New refrigerators will be replaced in 2006.

Pat Erb, Community Resource Officer stated that the security cameras at Henry Long Tower are transmitted to the Section 8 Room and he also explained how the memory of the cameras worked.

Robert Wright asked about moving the smoke eater and Mr. Ranck and Mr. Blaine met with him after the meeting.

Mr. Stoppiello asked why the vacancies haven't been filled at Dayton Lane. Mr. Blaine explained the vacancies could be for several reasons such as refusals or failing back ground checks.

Mr. Stoppiello also asked how much is allotted for Dayton Lane Gardens in the 2005 Annual Plan. Mr. Ranck stated approximately \$580,000 over a five year period.

Jerry Smelik asked about the intercom not working. Mr. Ranck stated that over the years BMHA has tried to repair the system with no success and said it is probably in the wiring. He also stated that there are other major repairs that need taken care of before the intercom such as: balcony sliders, ceiling, roof, replace air handling in all units, boilers, etc.

Mr. Stoppiello asked about getting a waste can for outside Dayton Lane. He will be checking out some possibilities on how to acquire one. It was suggested that the Resident Council could possibly purchase one.

Jeff Ranck told the Henry Long residents that they would also be getting new range hoods.

Mr. Ranck also told everyone present that when Dayton Lane Gardens was built, it received all kinds of awards.

Ms. Fugate asked about the greenhouse at Dayton Lane and Mr. Blaine explained why the 4H were permitted to use it.

Ms. Fugate also asked how many keys the Resident Council President should have. Mr. Smelik, former President at Dayton Lane said three. Mr. Blaine said he would check.

Mr. Blaine asked if there were any changes to the 2005 Annual Plan. There was no response.

Mr. Blaine thanked everyone for coming and closed the meeting.

2005 Annual Plan

The Butler Metropolitan Housing Authority has completed their 2005 Annual Plan and it is now on file for review at our central office, 4110 Hamilton-Middletown Road, Hamilton, OH.

There will be a PUBLIC MEETING held on Thursday, March 31, 2005 @ 6:00 p.m. at the above-mentioned address for all residents of the housing authority, local public government officials, and others to discuss any questions or comments concerning the plan.

The Authority will look forward to seeing you at our meeting.

Tony Blaine
Executive Director

NOTE:

Only one outside person showed up for the public meeting even though it was legally advertised in the newspaper; was put in the resident newsletter; was put on the resident's rent statements and was posted in the central office lobby.

**PUBLIC MEETING MINUTES
MARCH 31, 2005 @ 6:00 P.M.
BUTLER METROPOLITAN HOUSING AUTHORITY
CENTRAL OFFICE**

Mr. Vincent Sanzone, Chairman for the BMHA conducted a public meeting on March 31, 2005 @ 6:00 p.m.

Other persons in attendance were: Assistant Director/Attorney, Joan Tumblison; Executive Secretary, Janet L. Martin and Legal Aid Attorney, Tom Seels.

A copy of the 2005 Annual Plan was made available for review and comments.

Mr. Tom Seels of Legal Aid was the only outside person to show up for this meeting. His questions and the responses are as follows:

Mr. Seels asked about classifications on criminal activity. Ms. Tumblison said there are cases when they could have the right to housing if they go through a rehabilitation program (as in the case of drug abuse) or there are extenuating circumstances. Also, anyone denied housing has the right to a conference to protest the denial.

Mr. Seels stated that BMHA did not have their Grievance Procedure posted in the lobby. Ms. Tumblison stated that it was at the reception desk for anyone who would like a copy. BMHA did agree to post the grievance procedure on the bulletin board in the lobby.

Mr. Seels asked why the box "apply for more vouchers" was not marked. Ms. Tumblison stated because there are none available unless the Authority was awarded a HOPE VI grant. Mr. Seels then asked about Mainstream vouchers and was told, according to our Section 8 Director, there are no Mainstream vouchers at this time.

Mr. Seels asked about the census for the Hispanic population. Ms. Tumblison stated that we no longer have a large amount of Hispanic people applying for housing which accounted for the low percentage.

Mr. Seels asked about domestic violence preferences and why they weren't a preference. Ms. Tumblison stated she was not aware of any domestic violence people. The Authority has applications out at the shelters for anyone to apply for housing. Mr. Seels said he wasn't sure if the Authority had visited any domestic violence shelters.

Mr. Seels asked about Freedom Court and Ms. Tumblison gave a brief explanation that the Market Study done for the Authority showed there was a not a need for five bedroom units and a possibility that the City of Middletown may be interested in the property. Also there is much competition in Middletown causing the Authority to have rental problems.

Mr. Seels asked the status of the Hamilton Scattered Sites. Ms. Tumblison stated there is money in the budget to demo nine of the sites and put the rest back on line. Mr. Seels asked about replacement vouchers and Ms. Tumblison said she would have to check into that.

Mr. Seels asked about the future of Riverside Homes and that he was concerned about it being closed down. Ms. Tumblison stated we were meeting in two weeks with our consultant and others to discuss other possibilities but stated the Authority would not be closing Riverside Homes down. It is 83% occupied at this time. In the meantime we will be doing some improvements and we will be getting an Action Plan together

Mr. Seels requested a full copy of the Annual Plan.

At this point the meeting ended.

* * * * *

Under Item C-4, the following Resolution was introduced by **Robert Gerhardt** who moved for adoption.

RESOLUTION NO. 1826

**AUTHORIZING APPROVAL OF REV. #2
TO THE ANNUAL STATEMENT AND THE
PROJECT IMPLEMENTATION SCHEDULES TO THE
FFY 2002 CAPITAL FUND PROGRAM NUMBER OH 10P01550102**

WHEREAS; the U. S. Department of Housing and Urban Development provided funding for the FFY 2002 Capital Fund Program in the amount of \$2,364,460.00; and

WHEREAS; in order to obligate the final funding for CFP FFY 2002 a revision of the Annual Statement, Parts I and II of the FFY 2002 Capital Fund Program Number OH 10P01550102 is needed to include certain changes and revisions of the Annual Statement, now requiring the Butler Metropolitan Housing Authority to formally revise the Annual Statement and Project Implementation Schedules for Capital Fund Program Number OH10P01550102; and

WHEREAS; the Revision #2 to Capital Fund Program Number OH10P01550102 includes those changes, as instructed by HUD, and changes that have become necessary to date, to facilitate the implementation of the FFY 2002 Capital Fund Program, is submitted to the Board of Commissioners for their approval.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Butler Metropolitan Housing Authority approves **Revision #2 to the FFY 2002 Capital Fund Program Number OH10P01550102** and authorizes the Executive Director to submit all pertinent and related documents to HUD for their approval.

Gloria Glenn seconded the Resolution adoption and upon roll call, the “AYES” and “NAYS” were as follows:

AYES: Robert Gerhardt, Gloria Glenn, Jerry Smelik, Vincent Sanzone

NAYS: None

Thereupon the Chairperson declared said motion carried and said Resolution adopted.

ADOPTED: March 30, 2005

Under Item C-5, the following Resolution was introduced by **Robert Gerhardt** who moved for adoption.

RESOLUTION NO. 1827

**AUTHORIZING APPROVAL OF REV. #1
TO THE ANNUAL STATEMENT AND THE
PROJECT IMPLEMENTATION SCHEDULES TO THE
FFY 2003 CAPITAL FUND PROGRAM NUMBER OH 10P01550103**

WHEREAS; the U. S. Department of Housing and Urban Development provided funding for the FFY 2003 Capital Fund Program in the amount of \$1,835,715.00; and

WHEREAS; in order to obligate the final funding for CFP FFY 2003 a revision of the Annual Statement, Parts I and II of the FFY 2003 Capital Fund Program Number OH 10P01550103 is needed to include certain changes and revisions of the Annual Statement, now requiring the Butler Metropolitan Housing Authority to formally revise the Annual Statement and Project Implementation Schedules for Capital Fund Program Number OH10P01550103; and

WHEREAS; the Revision #1 to Capital Fund Program Number OH10P01550103 includes those changes, as instructed by HUD, and changes that have become necessary to date, to facilitate the implementation of the FFY 2003 Capital Fund Program, is submitted to the Board of Commissioners for their approval.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Butler Metropolitan Housing Authority approves **Revision #1 to the FFY 2003 Capital Fund Program Number OH10P01550103** and authorizes the Executive Director to submit all pertinent and related documents to HUD for their approval.

Gloria Glenn seconded the Resolution adoption and upon roll call, the “AYES” and “NAYS” were as follows:

AYES: Robert Gerhardt, Gloria Glenn, Jerry Smelik, Vincent Sanzone

NAYS: None

Thereupon the Chairperson declared said motion carried and said Resolution adopted.

ADOPTED: March 30, 2005

Under Item C-6, the following Resolution was introduced by **Gloria Glenn** who moved for adoption.

RESOLUTION NO. 1828

**AUTHORIZING APPROVAL OF
BUTLER METROPOLITAN HOUSING AUTHORITY
PARTICIPATION IN THE CAPITAL FUND PROGRAM (CFP)
FOR FISCAL YEAR 2005 (CFP105) IN THE AMOUNT OF
\$2,148,116.00**

WHEREAS; based on last year's grant total, the Authority has estimated the CFP funds for Fiscal Year 2005 for the Butler Metropolitan Housing Authority would be in the amount of **\$2,148,116.00**; and

WHEREAS; it is necessary that the Board of Commissioners approve and make the agreements and certifications to HUD, approving Capital Fund Comprehensive Plan and Annual Statement; and

WHEREAS; this application for funding and participation information was submitted to the Board for their information in making decisions; and

WHEREAS; the Board of Commissioners approves this Federal Fiscal Year 2005 application for participation in the Capital Fund Program OH10PO1550105.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Butler Metropolitan Housing Authority authorizes approval of application and participation information to be submitted to the U. S. Department of HUD.

Robert Gerhardt seconded the Resolution adoption and upon roll call, the "AYES" and "NAYS were as follows:

AYES: Gloria Glenn, Robert Gerhardt, Jerry Smelik, Vincent Sanzone

NAYS: None

Thereupon the Chairperson declared said motion carried and said Resolution adopted.

ADOPTED: March 30, 2005

Under Item C-7, the following Resolution was introduced by **Robert Gerhardt** who moved for adoption.

RESOLUTION NO. 1829

**AUTHORIZING APPROVAL OF THE
FFY 2005 ANNUAL PLAN
FOR
BUTLER METROPOLITAN HOUSING AUTHORITY**

WHEREAS; the U. S. Department of Housing and Urban Development through PIH Notice 2001-4 states that PHAs with fiscal years beginning July 1, 2005 must submit their fifth PHA **Plan** as provided in the PHA Plans Final Rule (issued December 22, 2000), found at 24 CFR Part 903, subpart B; and

WHEREAS; the Annual Plan for the Fiscal Year 2005 is due April 16, 2005; and

WHEREAS; it is necessary that the Board of Commissioners approve and certify **this Annual Plan** for Fiscal Year 2005; and

WHEREAS; this Annual Plan is submitted to the Board of Commissioners for their approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Butler Metropolitan Housing Authority that said **Annual Plan for FFY 2005** is approved and certified.

Jerry Smelik seconded the Resolution adoption and upon roll call, the “AYES” and “NAYS” were as follows:

AYES: Robert Gerhardt, Jerry Smelik, Gloria Glenn, Vincent Sanzone

NAYS: None

Thereupon the Chairperson declared the said motion carried and said Resolution adopted.

ADOPTED: March 30, 2005

Butler Metropolitan Housing Authority

— General Office —

TERRY R. KIMMONS ADMINISTRATIVE CENTER
4110 Hamilton-Middletown Rd. • Hamilton, Ohio 45011-6218

HAMILTON

Bonnie Harris Homes
Riverside Homes
Dr. Henry A. Long Tower
Jackson Beach Manor
Hamilton Scattered Sites
Thornhill Subdivision
Mark C. Pate Plaza
Winking Creek Family
Dayton Lane Gardens

MIDDLETOWN

Townhomes West
Townhomes East
The Everloose
L. Ross Hunt Tower
Midtown Village
Freedom Court
Concord Court
Middletown Estates
Reuben Doby Estates

March 31, 2005

Ms. Teresa Bettle
Public Housing Division
U. S. Department of HUD
15 East 7th Street
Cincinnati, OH 45202-3188

Re: **FY2006 Operating Budget Calculation Performance Funding System for Low Rent
Projects OH15-1, et al**

Dear Ms. Bettle:

- FY2006 Budget with board approved resolution
- Responses to your questions about the Market Study

If you have any questions, please give me a call at 513-868-5233.

Sincerely,

BUTLER METROPOLITAN HOUSING AUTHORITY



Kenneth Keim
Director of Finance

KK/jlm

Encl.

Cc: Acctg. File, Cis. HUD File

HA Name BUTLER METROPOLITAN HOUSING AUTHORITY	Capital Fund Program Number OH10P01550105	FFY of Grant Approval 2005
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Annual Statement [x] Reserve for Disasters/Emergencie []
 Revised Annual Statement Revision No. _____
 Performance and Evaluation Report for Program Year Ending: _____
 Final Performance and Evaluation Report []

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1A)	Obligated	Expended
1	Total Non CGP Funds	\$ -			
2	1406 Operations (May not exceed 10% of Line 20)	\$ 106,023.13			
3	1408 Management Improvements	\$ 164,465.00			
4	1410 Administration	\$ 202,384.00			
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 81,897.46			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvements	\$ 185,018.87			
10	1460 Dwelling Structures	\$ 1,160,029.41			
11	1465 Dwelling Equipment	\$ 24,000.00			
12	1470 Nondwelling Structures	\$ -			
13	1475 Nondwelling Equipment	\$ 74,400.00			
14	1485 Demolition	\$ 9,509.43			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495 Relocation Costs	\$ -			
18	1498 Mod Used for Development	\$ -			
19	1502 Contingency (May not exceed 8% of Line 20)	\$ 140,388.70			
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 2,148,116.00			
21	Amount of Line 20 Related to LBP Activities	\$ -			
22	Amount of Line 20 Related to 504 Compliance	\$ 294,617.00			
23	Amount of Line 20 Related to Security	\$ 164,465.00			
24	Amount of Line 20 related to Energy Conservation	\$ -			

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP'05)
 Part II: Supporting Pages

FFY 2005

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

oh015a01

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
OH 15-ALL Management Improvements	Operations	1406	n/a	\$ 106,023.13					
	SUBTOTAL	1406		\$ 106,023.13					
OH 15-ALL Administration	Security	1408	n/a	\$ 164,465.00					
	SUBTOTAL	1408		\$ 164,465.00					
OH 15-ALL Fees And Costs	Clerk of Works Salary	1410	1	56,780.00					
	Employee Benefits - Clerk	1410	1	22,712.00					
	Staff Salary Offset	1410	n/a	85,280.00					
	Employee Benefits	1410	n/a	34,112.00					
	Legal Advertisements	1410	n/a	3,500.00					
	SUBTOTAL	1410		\$ 202,384.00					
OH 15-ALL Fees And Costs	A & E Fees: OH 15-1	1430	1	-					
	OH 15-2	1430	1	12,158.15					
	OH 15-3	1430	1	3,204.00					
	OH 15-4a	1430	1	3,564.00					
	OH 15-4b	1430	1	2,940.00					
	OH 15-4c	1430	1	1,260.00					
	OH 15-5	1430	1	19,908.74					
	OH 15-6	1430	1	-					
	OH 15-7	1430	1	-					
	OH 15-8	1430	1	11,580.00					
	OH 15-12	1430	1	6,000.00					
	OH 15-13	1430	1	3,480.00					
	OH 15-14	1430	1	1,500.00					
	OH 15-15	1430	1	2,970.57					
	OH 15-16	1430	1	10,200.00					
	OH 15-17	1430	1	-					
	OH 15-19	1430	1	3,132.00					
	SUBTOTAL	1430		\$ 81,897.46					
	OH 15-ALL Equipment	Refrigerators all	1465.1	40	10,000.00				
Stoves all		1465.1	40	14,000.00					
SUBTOTAL		1465.1		\$ 24,000.00					
OH 15-ALL Equipment	Maintenance Vans	1475	3	40,000.00					
	Computer replacements	1475	10	24,000.00					
SUBTOTAL	1475		\$ 64,000.00						
OH 15-ALL Contingency	Contingency	1502	n/a	140,388.70					
SUBTOTAL	1502		\$ 140,388.70						

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
 Capital Fund Program (CFP105)
 Part II: Supporting Pages

FFY 2005

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

oh015a01

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
OH 15-1 Bambo Harris	HOPE VI ERNEST FUNDS	1498		\$ 200,000.00					
	TOTAL OH 15-1			\$ 200,000.00					
OH 15-2 Riverside Homes	Misc. Site Work (Walks, site lighting, landscaping)	1450		58,018.87					
	SUBTOTAL	1450		58,018.87					
	Clean, repair & paint siding & trim	1460	26	144,617.00					
	SUBTOTAL	1460		144,617.00					
	TOTAL OH 15-2			\$ 202,635.87					
OH 15-3 Henry Long Tower	Replace public metal b-fold doors	1460	all	\$ 7,000.00					
	Replace penthouse roof ladder	1460	1	\$ 2,000.00					
	Replace emergency generator	1460	1	34,200.00					
	Relocate emergency generator exhaquist pipe	1460		4,000.00					
	Install kitchen GFCIs			6,200.00					
	SUBTOTAL	1460		53,400.00					
	TOTAL OH 15-3			\$ 53,400.00					

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
 Capital Fund Program (CFP105)
 Part II: Supporting Pages

FFY 2005

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

oh015a01

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
OH 15-4A Townhomes West	Replace apartment unit breaker boxes	1460	98	\$ 49,000.00					
	SUBTOTAL	1460		\$ 49,000.00					
	Replace Comm. Bldg Boiler	1475	1	7,000.00					
	Replace Comm. Bldg. Water Heater	1475	1	2,500.00					
	Comm. Rm. Wtr. Cooler	1475	1	900.00					
	SUBTOTAL	1475		\$ 10,400.00					
	TOTAL OH 15-4A			\$ 59,400.00					
OH 15-4B Townhomes East	Replace apartment unit breaker boxes	1460	98	\$ 49,000.00					
	SUBTOTAL	1460		\$ 49,000.00					
	TOTAL OH 15-4B			\$ 49,000.00					
OH 15-4C The Townhouse	Replace bath vanity bowls	1460	82	\$ 21,000.00					
	SUBTOTAL	1460		\$ 21,000.00					
	TOTAL OH 15-4C			\$ 21,000.00					
OH 15-5 Ross Hunt Tower	Replace bathrooms complete	1460	125	\$ 214,112.40					
	Install range hoods	1460	125	117,700.01					
	SUBTOTAL	1460		\$ 331,812.41					
	TOTAL OH 15-5			\$ 331,812.41					
OH 15-6 Concord Green	NONE			\$ -					
	TOTAL OH 15-6			\$ -					
OH 15-7 Freedom Court	NON E			\$ -					
	TOTAL OH 15-6			\$ -					

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
 Capital Fund Program (CFP105)
 Part II: Supporting Pages

FFY 2005

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

oh015a01

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
OH 15-8 Midtonia Village	Replace Interior Doors	1460	all	\$ 126,000.00					
	Replace Roofing	1460	3	\$ 60,000.00					
	SUBTOTAL	1460		\$ 186,000.00					
	Correct Drainage at Bldgs. 11 & 14	1450	2	\$ 7,000.00					
	SUBTOTAL	1450		\$ 7,000.00					
	TOTAL OH 15-6			\$ 193,000.00					
OH 15-10 Hamilton Scattered Sites	NONE			\$ -					
	TOTAL OH 15-6			\$ -					
OH 15-12 Jackson Bosch Manor	Replace Entry doors/frames/screen doors/ and hardware incl. shed doors	1460	33	\$ 100,000.00					
	SUBTOTAL	1460		\$ 100,000.00					
OH 15-13 Middletown Estates	ADA Conversion	1460	2	\$ 50,000.00					
	Install ceiling perimeter wood trim	1460	64	\$ 8,000.00					
	SUBTOTAL	1460		\$ 58,000.00					
OH15-14 Dayton Lane Gardens	Replace roof shingles, flashing, gutters & downspouts	1460	all	\$ -					
	SUBTOTAL	1460		\$ 25,000.00					
	TOTAL OH 15-6			\$ 25,000.00					
OH15-15 Thornhill	Replace kitchens complete	1460	16	\$ 40,000.00					
	Demolish 215 Olympus	1485	1	\$ 9,509.43					
	SUBTOTAL	1485		\$ 9,509.43					
Subdivision	TOTAL OH 15-15			\$ 49,509.43					
OH15-16 Winding Creek Subdivision	Replace asphalt drives, concrete aprons, walks, stoops and steps (provide pipe handrails as needed)	1450	all	\$ 120,000.00					
	SUBTOTAL	1450		\$ 120,000.00					
	ADA Conversion	1460	2	\$ 50,000.00					
	SUBTOTAL	1460		\$ 50,000.00					
	TOTAL OH 15-16			\$ 170,000.00					
OH 15-17 Mark C. Petty Plaza	NONE			\$ -					
	TOTAL OH 15-17			\$ -					
OH15-19 Reuben Doty Estates	Install GFCIs at all exterior outlets	1460	88	\$ 2,200.00					
	ADA Conversion	1460	2	\$ 50,000.00					
	SUBTOTAL	1460		\$ 52,200.00					
	TOTAL OH 15-19			\$ 52,200.00					

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

Work Statement for Year 1 FFY: 2005	Work Statement Year 2 FFY: 2006			Work Statement Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-ALL HA WIDE		\$ 783,158.29	OH 15-ALL HA WIDE		\$ 881,259.24
	Total OH 15-ALL		\$ 783,158.29	Total OH 15-ALL		\$ 881,259.24
	OH 15-1, Bambo Harris			OH 15-1, Bambo Harris		
	HOPE VI Ernest Funds		\$ 200,000.00	HOPE VI Ernest Funds		\$ 200,000.00
	Total OH 15-1		\$ 200,000.00	Total OH 15-1		\$ 200,000.00
	OH 15-2, Riverside Homes			OH 15-2, Riverside Homes		
	Provide GFCI protection in kitchens	136	\$ 7,000.00	Replace bathrooms complete	136	\$ 117,267.08
	Total OH 15-2		\$ 7,000.00	Replace kitchens complete	136	\$ 258,773.79
				Total OH 15-2		\$ 376,040.87
	OH 15-3, Dr. Henry Long Tower			OH 15-3, Dr. Henry Long Tower		
	Repair/replace trash chute doors	7	\$ 3,500.00	NONE		\$ -
	Repair/replace electric room exit dr, frame & hrdwr	1	\$ 2,700.00	Total OH 15-3		\$ -
	Modernize Elevators	2	\$ 40,000.00			
	Repair/replace exterior concrete	tbd	\$ 5,000.00			
	Create ADA sidewalk to connect front to 'B' St.	1	\$ 5,000.00			
Total OH 15-3		\$ 56,200.00				
OH 15-4A, Townhomes West			OH 15-4A, Townhomes West			
Replace windows	all	\$ 155,000.00	Remove all clothesline poles	58	\$ 3,200.00	
Total OH 15-4A		\$ 155,000.00	Total OH 15-4A		\$ 3,200.00	
OH 15-4B, Townhomes East			OH 15-4B, Townhomes East			
Replace windows	all	\$ 95,000.00	Remove all clothesline poles	36	\$ 2,000.00	
Total OH 15-4B		\$ 95,000.00	Total OH 15-4B		\$ 2,000.00	
OH 15-4C, The Townhouse			OH 15-4C, The Townhouse			
NONE		\$ -	Repaint common area and gallery walkway walls	all	\$ 54,455.52	
Total OH 15-4C		\$ -	Total OH 15-4C		\$ 54,455.52	
Subtotal of Estimated Cost		\$ 1,296,358.29	Subtotal of Estimated Cost		\$ 1,516,955.63	

Work Statement for Year 1 FFY: 2005	Work Statement Year 2 FFY: 2006			Work Statement Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-5, John Ross Hunt Tower Replace thru-the-wall AC units	125	\$ 100,000.00	OH 15-5, John Ross Hunt Tower Replace hallway carpeting	all	\$ 80,000.00
	Replace apt. entry doors, hrdwr & closers	125	\$ 82,239.64			
	Total OH 15-5		\$ 182,239.64	Total OH15-5		\$ 80,000.00
	OH 15-6, Concord Green NONE		\$ -	OH 15-6, Concord Green NONE		\$ -
	Total OH 15-6		\$ -	Total OH 15-6		\$ -
	OH 15-7, Freedom Court Install hardwired smokes w/ battery backup	61	\$16,000.00	OH 15-7, Freedom Court Repair/replace site concrete walks,parking spaces and driveways	tbd	\$ 27,000.00
	Total OH15-7		\$16,000.00	Total OH 15-7		\$ 27,000.00
	OH 15-8, Midtonia Village Relocate electric panels	28	\$ 112,000.00	OH 15-8, Midtonia Village NONE		\$ -
	Total OH15-8		\$ 112,000.00	Total OH 15-8		\$ -
	OH 15-10, Hamilton Scattered Sites NONE		\$ -	OH 15-10, Hamilton Scattered Sites NONE		\$ -
	Total OH15-7		\$ -	Total OH 15-10		\$ -
	OH 15-12, Jackson Bosch Manor Replace roofing, gutters & downspouts	all	\$106,000.00	OH 15-12, Jackson Bosch Manor Clean and paint building exteriors	13	\$ 115,500.00
	Install electric smokes w/ battery backup	33	\$9,000.00	clean and seal brick	13	\$ 34,750.00
Install kitchen & bathroom GFCI s	66	\$2,500.00				
Total OH15-12		\$117,500.00	Total OH 15-12		\$ 150,250.00	
OH 15-13, Middletown Estates Replace damaged sidewalks, stoops, walks & driveways	tbd	\$76,000.00	OH 15-13, Middletown Estates ADA Conversion	5	\$ 50,000.00	
ADA Conversion	2	\$50,000.00	Total OH 15-13		\$ 50,000.00	
Total OH15-13		\$126,000.00				
	Subtotal of Estimated Cost		\$553,739.64	Subtotal of Estimated Cost		\$ 307,250.00

Work Statement for Year 1 FFY: 2005	Work Statement Year 2 FFY: 2006			Work Statement Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-14, Dayton Lane Gardens			OH 15-14, Dayton Lane Gardens		
	Install kitchen GFCIs	45	\$1,125.00	Replace balcony sliders	40	\$ 48,000.00
	Replace sagging drywall ceilings	all	\$70,000.00	Total OH 15-14		\$ 48,000.00
	Total OH15-14		\$71,125.00	OH 15-15, Thornhill Subdivision		
	OH 15-15, Thornhill Subdivision			Replace damaged concrete drives and walks	tbd	\$ 92,000.00
	NONE			Total OH 15-15		\$ 92,000.00
	Total OH15-15		\$0.00	OH 15-16, Winding Creek Subdivision		
	OH 15-16, Winding Creek Subdivision			Repair, clean and seal masonry	tbd	\$ 32,000.00
	ADA Conversion	2	\$50,000.00	Replace crawlspace vents w/ HD type	all	\$ 3,000.00
	Total OH15-16		\$ 50,000.00	Insulate crawlspaces, waterlines and ducts	40	\$ 29,000.00
	OH 15-17, Mark C. Petty Plaza			Correct site drainage between Knapp & Herd	LT	\$ 10,000.00
	Repair/replace stairtower smoke evac. systems	2	\$ 10,000.00	Replace interior doors	PT	\$ 36,000.00
	Install kitchen GFCIs	110	\$ 3,000.00	Total OH 15-16		\$ 110,000.00
	Provide and install penthouse roof ladder	1	\$ 3,500.00	OH 15-17, Mark C. Petty Plaza		
	Repair, clean & seal masonry	all	\$ 49,581.75	Replace boilers and circ. Pumps	6	\$ 40,200.00
Seal balcony decks	98	\$ 30,000.00	Total OH 15-17		\$ 40,200.00	
Repair and seal brick fencing columns	all	\$ 21,000.00	OH 15-19, Reuben Doty Estates			
Total OH15-19		\$ 117,081.75	ADA Conversion	2	\$ 50,000.00	
OH 15-19, Reuben Doty Estates			Replace windows	all	\$ 72,000.00	
ADA Conversion	2	\$50,000.00	Total OH 15-19		\$ 122,000.00	
Total OH15-19		\$50,000.00				
	Subtotal of Estimated Cost		\$288,206.75	Subtotal of Estimated Cost		\$ 412,200.00

Work Statement for Year 1 FFY: 2005	Work Statement Year 4 FFY: 2008			Work Statement Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-ALL, HA Wide		\$ 881,259.24	OH 15-ALL, HA Wide		\$ 881,259.24
	Total OH 15-ALL		\$ 881,259.24	Total OH 15-ALL		\$ 881,259.24
	OH 15-1, Bambo Harris			OH 15-1, Bambo Harris		
	HOPE VI Ernest Funds		\$ 200,000.00	HOPE VI Ernest Funds		\$ 200,000.00
	Total OH 15-1		\$ 200,000.00	Total OH 15-1		\$ 200,000.00
	OH 15-2, Riverside Homes			OH 15-2, Riverside Homes		
	Replace washer boxes	136	\$ 204,000.00	Replace kitchens complete (worst case units)	tbd	\$ 85,906.75
	Install hard-wired smokes w/ battery backup	all	\$ 95,000.00	Total OH 15-2		\$ 85,906.75
	Clean, point and seal masonry	all	\$ 141,000.00			
	Remove clothesline poles		\$ 23,375.00			
	Total OH 15-2		\$ 463,375.00			
	OH 15-3, Dr. Henry Long Tower			OH 15-3, Dr. Henry Long Tower		
	Add brighter security lighting	tbd	\$ 7,600.00	Install kitchen range hoods		\$ 17,000.00
	Replace bathroom accessories	all	\$ 10,800.00	Total OH 15-3		\$ 17,000.00
	Total OH 15-3		\$ 18,400.00	OH 15-4A, Townhomes West		
OH 15-4A, Townhomes West			Replace wood brickledge and flashing	all	\$ 69,000.00	
Repair wood stair treads and install vinyl treads	all	\$ 12,250.00	Total OH 15-4A		\$ 69,000.00	
Install hard-wired smokes w/ battery backup	all	\$ 26,000.00				
Total OH 15-4A		\$ 38,250.00	OH 15-4B, Townhomes East			
OH 15-4B, Townhomes East			NONE		\$ -	
Repair wood stair treads and install vinyl treads	all	\$ 10,000.00	Total OH 15-4B		\$ -	
Install hard-wired smokes w/ battery backup	all	\$ 14,000.00				
Total OH 15-4B		\$ 24,000.00	OH 15-4C, The Townhouse			
OH 15-4C, The Townhouse			NONE		\$ -	
Repaint common areas	all	\$ 54,445.63	Total OH 15-4C		\$ -	
Total OH 15-4C		\$ 54,445.63				
Subtotal of Estimated Cost		\$ 1,679,729.87	Subtotal of Estimated Cost		\$ 1,253,165.99	

Work Statement for Year 1 FFY: 2005	Work Statement Year 4 FFY: 2008			Work Statement Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-5, John Ross Hunt Tower NONE Total OH 15-5		\$ -	OH 15-5, John Ross Hunt Tower NONE Total OH 15-5		\$ -
	OH 15-6, Concord Green Point, clean and seal masonry Total OH 15-6	all	\$ 19,000.00 \$ 19,000.00	OH 15-6, Concord Green Repaint siding and trim Replace stair handrails Total OH 15-6	all all	\$ 1,500.00 \$ 1,500.00 \$ 3,000.00
	OH 15-7, Freedom Court NONE Total OH 15-7		\$ -	OH 15-7, Freedom Court Replace entry doors, frames, hardware and screen doors Total OH 15-7	all	\$ 96,000.00 \$ 96,000.00
	OH 15-8, Midtonia Village Install hard-wired smokes w/ battery backup Replace all electric devices Total OH 15-8	all all	\$ 15,000.00 \$ 30,000.00 \$ 45,000.00	OH 15-8, Midtonia Village Repair/replace window in-fill panels Replace front entry steel canopy supports Total OH 15-8	56 all	\$ 12,000.00 \$ 10,000.00 \$ 22,000.00
	OH 15-10, Hamilton Scattered Sites NONE Total OH 15-10		\$ -	OH 15-10, Hamilton Scattered Sites NONE Total OH 15-10		\$ - \$ -
	OH 15-12, Jackson Bosch Manor NONE Total OH 15-12		\$ -	OH 15-12, Jackson Bosch Manor Upgrade whole-house wiring Replace interior doors, frames & hrdwr Total OH 15-12	all all	\$ 165,000.00 \$ 55,000.00 \$ 220,000.00
	Subtotal of Estimated Cost		\$ 64,000.00	Subtotal of Estimated Cost		\$ 341,000.00

Work Statement for Year 1 FFY: 2004	Work Statement Year 4 FFY: 2008			Work Statement Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-13, Middletown Estates			OH 15-13, Middletown Estates		
	Install pipe railings at entry doors	tbd	\$ 4,000.00	Insulate crawlspaces, water lines & ductwork	50	\$ 20,000.00
	Replace worst case floor tile and base	tbd	\$ 49,239.64			
	ADA Conversion	5	\$99,000.00			
	Total OH 15-13		\$ 152,239.64	Total OH 15-13		\$ 20,000.00
	OH 15-14, Dayton Lane Gardens			OH 15-14, Dayton Lane Gardens		
	Replace apt. unit air handling units	45	\$ 45,000.00	Replace boilers	2	\$ 76,000.00
	Rehab commercial kitchen	1	\$136,436.12			
	Total OH 15-14		\$ 181,436.12	Total OH 15-14		\$ 76,000.00
	OH 15-15, Thornhill Subdivision			OH 15-15, Thornhill Subdivision		
	NONE			Point, clean and seal masonry	17	\$ 58,000.00
				Replace floor tile and base	18	\$54,000.00
	Total OH 15-15		\$ -	Total OH 15-15		\$ 112,000.00
	OH 15-16, Winding Creek Subdivision			OH 15-16, Winding Creek Subdivision		
ADA Conversion	1	\$50,000.00	ADA Conversion	2	\$ 100,000.00	
Replace sagging drywall ceilings	tbd	\$ 25,000.00	Replace bathrooms complete	40	60,239.64	
Total OH 15-16		\$75,000.00	Total OH 15-16		160,239.64	
OH 15-17, Mark C. Petty Plaza			OH 15-17, Mark C. Petty Plaza			
Provide sidewalk from front door to Knapp Dr.	1	\$ 20,000.00	Replace pedestrian footbridge	1	25,000.00	
Repair/replace site concrete walks	all	\$ 14,000.00	Replace compactor	1	17,000.00	
Total OH 15-17		\$ 34,000.00	Total OH15-17		\$ 42,000.00	
OH 15-19, Reuben Doty Estates			OH 15-19, Reuben Doty Estates			
			Replace furnaces, clean ductwork and install A C	44	132,000.00	
ADA Conversion	1	\$50,000.00	ADA Conversion	1	100,000.00	
Total OH15-19		\$ 50,000.00	Total OH15-19		232,000.00	
Subtotal of Estimated Cost		\$ 492,675.76	Subtotal of Estimated Cost		\$ 642,239.64	

**Five Year Action Plan
Part 1 - Summary
Capital Funds Program (CFP105)**

FFY 2005

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

oh015a01

HA Name: Butler Metropolitan Housing Authority		Locality: (City/County & State) Hamilton, Middletown, Butler County, Ohio		[x] Original [] Revised	
A. Development Number/Name	Work Statement for Year 1 FFY: 2005	Work Statement For Year 2 FFY: 2006	Work Statement For Year 3 FFY: 2007	Work Statement For Year 4 FFY: 2008	Work Statement For Year 5 FFY: 2009
OH15-1 Bambo Harris	See Annual Statement	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
OH15-2 Riverside Homes		\$ 7,000.00	\$ 376,040.87	\$ 463,375.00	\$ 85,906.75
OH15-3 Dr. Henry Long Tower		\$ 56,200.00	\$ -	\$ 18,400.00	\$ 17,000.00
OH15-4A Townhomes West		\$ 155,000.00	\$ 3,200.00	\$ 38,250.00	\$ 69,000.00
OH15-4B Townhomes East		\$ 95,000.00	\$ 2,000.00	\$ 24,000.00	\$ -
OH15-4C The Townhouse		\$ -	\$ 54,455.52	\$ 54,445.63	\$ -
OH15-5 John Ross Hunt Tower		\$ 182,239.64	\$ 80,000.00	\$ -	\$ -
OH15-6 Concord Green		\$ -	\$ -	\$ 19,000.00	\$ 3,000.00
OH15-7 Freedom Court		\$ 16,000.00	\$ 27,000.00	\$ -	\$ 96,000.00
OH15-8 Midtonia Village		\$ 112,000.00	\$ -	\$ 45,000.00	\$ 22,000.00
B. Physical Improvements Sub Total (See Next Page)		\$ 823,439.64	\$ 742,696.39	\$ 862,470.63	\$ 492,906.75
C. Management Improvements		SEE	SEE	SEE	SEE
HA-Wide Non-Dwelling: Structures					
HA-Wide Non-Dwelling: Equipment					
E. Administration		NEXT	NEXT	NEXT	NEXT
F. Other					
G. Replacement Reserve Contingency		PAGE	PAGE	PAGE	PAGE
H. Total CFP Funds					
I. Total Non-CFP Funds					
J. Grand Total					

A. Development Number/Name	Statement for Year 1 FFY: 2004	For Year 2 FFY: 2005	For Year 3 FFY: 2006	For Year 4 FFY: 2007	For Year 5 FFY: 2008
OH15-10 Hamilton Scattered Sites	See Annual Statement	\$ -	\$ -	\$ -	\$ -
OH15-12 Jackson Bosch Manor		\$ 117,500.00	\$ 150,250.00	\$ -	\$ 220,000.00
OH15-13 Middletown Estates		\$ 126,000.00	\$ 50,000.00	\$ 152,239.64	\$ 20,000.00
OH15-14 Dayton Lane		\$ 71,125.00	\$ 48,000.00	\$ 181,436.12	\$ 76,000.00
OH15-15 Thornhill Subdivision		\$ 0.00	\$ 92,000.00	\$ -	\$ 112,000.00
OH15-16 Winding Creek Subdivision		\$ 50,000.00	\$ 110,000.00	\$ 75,000.00	\$ 160,239.64
OH15-17 Mark C. Petty Plaza		\$ 117,081.75	\$ 40,200.00	\$ 34,000.00	\$ 42,000.00
OH15-19 Reuben Doty Estates		\$ 50,000.00	\$ 122,000.00	\$ 50,000.00	\$ 232,000.00
B. Physical Improvements 1450 & 1460					
From this page: Sub-Total		\$ 531,706.75	\$ 612,450.00	\$ 492,675.76	\$ 862,239.64
From prior page: Sub-Total		\$ 823,439.64	\$ 742,696.39	\$ 862,470.63	\$ 492,906.75
Grand Total		\$ 1,355,146.39	\$ 1,355,146.39	\$ 1,355,146.39	\$ 1,355,146.39
C. Operations 1406		\$ 106,023.13	\$ 106,023.13	\$ 106,023.13	\$ 106,023.13
D. Management Improvements 1408		\$ 164,465.00	\$ 164,465.00	\$ 164,465.00	\$ 164,465.00
HA-Wide Non-Dwelling: Structures 1470		\$ -	\$ -	\$ -	\$ -
HA-Wide Non-Dwelling: Equipment 1475		\$ 74,400.00	\$ 74,400.00	\$ 74,400.00	\$ 74,400.00
E. Administration 1410		\$ 202,384.00	\$ 202,384.00	\$ 202,384.00	\$ 202,384.00
F. Other Fees & Costs 1430		\$ 81,308.78	\$ 81,308.78	\$ 81,308.78	\$ 81,308.78
Dwelling Equipment 1465		\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
G. Replacement Reserve		\$ -	\$ -	\$ -	\$ -
H. Contingency 1502		\$ 140,388.70	\$ 140,388.70	\$ 140,388.70	\$ 140,388.70
H. Total CFP Funds (available)		\$ 2,148,116.00	\$ 2,148,116.00	\$ 2,148,116.00	\$ 2,148,116.00
I. Total Non-CFP Funds		\$ -	\$ -	\$ -	\$ -
J. Grand Total		\$ 2,148,116.00	\$ 2,148,116.00	\$ 2,148,116.00	\$ 2,148,116.00

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-1 Bambo Harris	n/a	n/a	n/a	n/a	n/a	n/a	
OH15-2 Riverside Homes	9/30/2007			9/30/2009			
OH15-3 Dr. Henry Long Tower	9/30/2007			9/30/2009			
OH15-4A Townhomes West	9/30/2007			9/30/2009			
OH15-4B Townhomes East	9/30/2007			9/30/2009			
OH15-5 John Ross Hunt Tower	9/30/2007			9/30/2009			
OH15-6 Concord Green	9/30/2007			9/30/2009			
OH15-7 Freedom Court	9/30/2007			9/30/2009			

(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

Part III: Implementation Schedule

2005

Capital Fund Program (CFP 105)

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-8 Midtonia Village	9/30/2007			9/30/2009			
OH15-10 Hamilton Scattered Sites	n/a	n/a	n/a	n/a	n/a	n/a	
OH15-12 Jackson Bosch Manor	9/30/2007			9/30/2009			
OH15-13 Middletown Estates	9/30/2007			9/30/2009			
OH15-14 Dayton Lane Gardens	9/30/2007			9/30/2009			

(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

Part III: Implementation Schedule

FFY 2005

Capital Fund Program (CFP 105)

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-15 Thornhill Subdivision	9/30/2007			9/30/2009			
OH15-16 Winding Creek Subdivision	9/30/2007			9/30/2009			
OH15-17 Mark C. Petty Plaza	9/30/2007			9/30/2009			
OH15-19 Reuben Doty Estates	9/30/2007			9/30/2009			
HA-Wide Management Improvements	9/30/2007			9/30/2009			

(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

HA Name BUTLER METROPOLITAN HOUSING AUTHORITY		Capital Fund Program Number OH10P01550102		FFY of Grant Approval 2002	
<input type="checkbox"/> Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement Revision #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		Revision 2	
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	300,000.00	300,000.00	300,000.00	-
3	1408 Management Improvements	216,920.24	216,920.24	216,920.24	177,608.55
4	1410 Administration	162,212.04	162,212.04	162,212.04	162,212.04
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	286,900.91	286,900.91	286,900.91	97,522.46
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	116,591.00	124,858.00	124,858.00	124,858.00
10	1460 Dwelling Structures	1,127,766.22	1,119,499.22	1,119,499.22	855,352.86
11	1465.1 Dwelling Equipment	-	-	-	-
12	1470 Nondwelling Structures	10,469.15	10,469.15	10,469.15	8,169.15
13	1475 Nondwelling Equipment	143,600.44	143,600.44	143,600.44	59,891.44
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	-	-	-	-
20	Amount of Annual Grant (sum of lines 2-19)	2,364,460.00	2,364,460.00	2,364,460.00	1,485,614.50
21	Amount of Line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to 504 Compliance	-			
23	Amount of Line 20 Related to Security	-			
24	Amount of Line 20 Related to Energy Conservation	-			
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(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

HA Name BUTLER METROPOLITAN HOUSING AUTHORITY		Capital Fund Program Number OH10P01550103		FFY of Grant Approval 2003	
<input type="checkbox"/> Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement Revision #1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	326,578.00	291,507.00	264,707.00	7,549.74
4	1410 Administration	111,388.38	111,388.38	107,888.38	81,106.02
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	108,240.00	244,839.00	244,839.00	185,484.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	20,000.00	20,000.00	2,800.00	2,800.00
10	1460 Dwelling Structures	1,045,130.62	1,045,130.62	-	-
11	1465.1 Dwelling Equipment	24,000.00	35,350.00	21,350.00	21,350.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	84,500.00	84,500.00	47,823.63	2,587.63
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	3,000.00	3,000.00	3,500.00	3,500.00
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	112,878.00	-	-	-
20	Amount of Annual Grant (sum of lines 2-19)	1,835,715.00	1,835,715.00	692,908.01	304,377.39
21	Amount of Line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to 504 Compliance	-			
23	Amount of Line 20 Related to Security	-			
24	Amount of Line 20 Related to Energy Conservation	-			
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(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

HA Name <p style="text-align: center;">BUTLER METROPOLITAN HOUSING AUTHORITY</p>		Capital Fund Program Number <p style="text-align: center;">OH10P015502-03</p> Revision <p style="text-align: center;">0</p>		FFY of Grant Approval <p style="text-align: center;">2003-2</p>	
<input type="checkbox"/> Annual Statement		<input type="checkbox"/> Revised Annual Statement Revision #			
<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" 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	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Coss	50,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	-	-	-	-
10	1460 Dwelling Structures	133,395.00	-	-	-
11	1465.1 Dwelling Equipment	-	-	-	-
12	1470 Nondwelling Structures	134,324.00	-	-	-
13	1475 Nondwelling Equipment	70,000.00	-	31,874.00	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	-	-	-	-
20	Amount of Annual Grant (sum of lines 2-19)	387,719.00	-	31,874.00	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to 504 Compliance				
23	Amount of Line 20 Related to Security				
24	Amount of Line 20 Related to Energy Conservation				
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

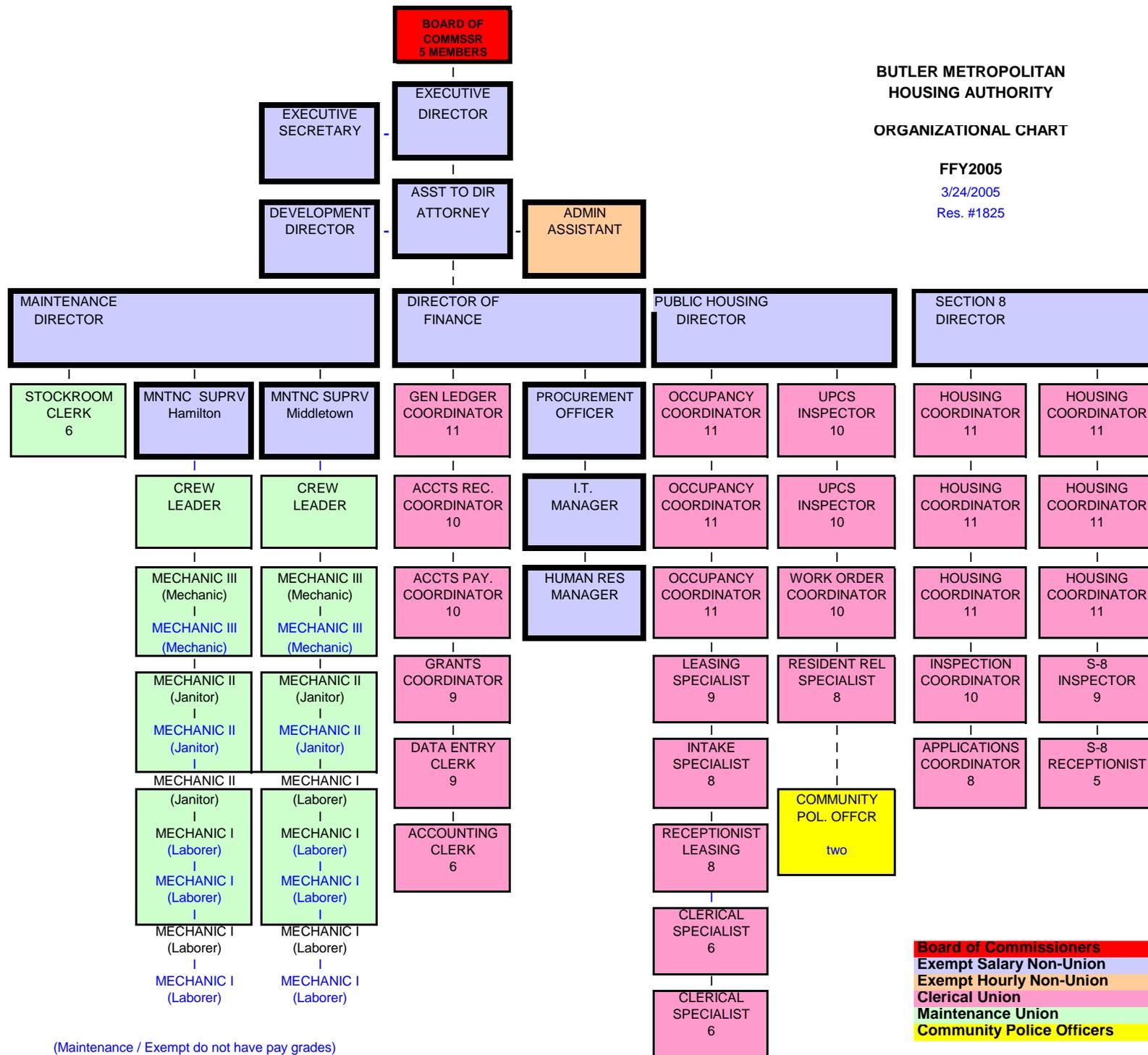
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

HA Name BUTLER METROPOLITAN HOUSING AUTHORITY		Capital Fund Program Number OH10P01550104		FFY of Grant Approval 2004	
<input type="checkbox"/> Annual Statement		<input type="checkbox"/> Revised Annual Statement Revision #1		Revision 1	
<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" 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	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	326,578.00	-	219,465.00	-
4	1410 Administration	111,389.00	-	107,889.00	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	361,240.00	-	190,000.00	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	-	-	-	-
10	1460 Dwelling Structures	1,056,949.00	-	-	-
11	1465.1 Dwelling Equipment	24,000.00	-	-	-
12	1470 Nondwelling Structures	87,682.00	-	-	-
13	1475 Nondwelling Equipment	67,400.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	112,878.00	-	-	-
20	Amount of Annual Grant (sum of lines 2-19)	2,148,116.00	-	517,354.00	-
21	Amount of Line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to 504 Compliance	-			
23	Amount of Line 20 Related to Security	-			
24	Amount of Line 20 Related to Energy Conservation	-			
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(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

**BUTLER METROPOLITAN
HOUSING AUTHORITY
ORGANIZATIONAL CHART**

FFY2005
3/24/2005
Res. #1825



(Maintenance / Exempt do not have pay grades)

Board of Commissioners
Exempt Salary Non-Union
Exempt Hourly Non-Union
Clerical Union
Maintenance Union
Community Police Officers