

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2006

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Greene Metropolitan Housing Authority
PHA Number: OH022

PHA Fiscal Year Beginning: (mm/yyyy)04/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA

- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 - 2010

[24 CFR Part 903.12]

A. Mission

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

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

B. Goals

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

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

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

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:

- Provide replacement vouchers:
- Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

Other PHA Goals and Objectives: (list below)

Goal One: Manage the Greene Metropolitan Housing Authority in a manner that results in full compliance with applicable statues and regulations.

- Objectives:**
1. HUD shall continue to recognize the Greene Metropolitan Housing Authority as a high performer.
 2. The Greene Metropolitan Housing Authority shall achieve and sustain an occupancy rate of 95% by December 31, 2009.

Goal Two: Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

- Objectives:**
1. The Greene Metropolitan Housing Authority shall assist 25 families move from renting to homeownership by December 31, 2009.

Goal Three: Manage the Greene Metropolitan Housing Authority's tenant-based program in an efficient and effective manner there by qualifying as a high-performer under SEMAP.

- Objectives:**
1. The Greene Metropolitan Housing Authority shall achieve and sustain a Utilization rate of 100% by December 31, 2009, in its tenant-based Program.
 2. The Greene Metropolitan Housing Authority shall achieve and sustain an aggressive outreach program to attract at least ten (10) new landlords to participate in its program by December 31, 2009.

Goal Four: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting principles.

- Objectives:**
1. The Greene Metropolitan Housing Authority shall operate so that income exceeds expenses every year.

Goal Five: Enhance the image of public housing in our community.

- Objectives:**
1. The Greene Metropolitan Housing Authority's leadership shall speak to at least ten (10) civic, religious, or fraternal groups a year between now and December 31, 2009, to explain the importance of partnership.
 2. The Greene Metropolitan Housing Authority shall ensure that there are at least three (3) feature stories annually in the local media about the Housing Authority or one of its residents.

Streamlined Annual PHA Plan

PHA Fiscal Year 2006_____

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input 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	167		72
Extremely low income <=30% AMI	134	80%	
Very low income (>30% but <=50% AMI)	25	15%	
Low income (>50% but <80% AMI)	8	5%	
Families with children	118	70%	
Elderly families	49	30%	
Families with Disabilities	44	26%	
White	118	70%	
Black	49	30%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	49	30%	
2 BR	68	40%	
3 BR	41	25%	
4 BR	9	5%	
5 BR			
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 PHA’s Waiting Lists			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	412		217
Extremely low income <=30% AMI	365	89%	
Very low income (>30% but <=50% AMI)	47	11%	
Low income (>50% but <80% AMI)	0		
Families with children	307	75%	
Elderly families	23	6%	
Families with Disabilities	95	23%	
White	244	59%	
Black	165	40%	
Am Indian/Asian	2	.05%	
Hispanic	6	.15%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input 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			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	612,000	Operations
b) Public Housing Capital Fund	311,000	Operations & Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,085,280	HAP, UAP, Program Administration
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2003 & 2004	226,000	PH capital improvement
3. Public Housing Dwelling Rental Income	495,000	Operations
4. Other income (list below)		
PH & S8 Interest	10,500	Operations
Misc. late fees and vending	18,000	Operations
4. Non-federal sources (list below)		
Project Total	65,000	Operations
Discretionary	15,000	Operations
Sensible Shelter, Inc.	45,000	IDA & Operations
Total resources	8,882,780	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When placed on the 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) If they owe money to the PHA or other federal program

- 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) Persons with disabilities that are unable to come to office can mail in application.

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) If family needs to be in another community to be near work, school, or for seniors and persons with disabilities to be near support system.

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) Completed Money Management class through OSU Extension Office

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability
- 4 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
- 3 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) Family, elderly, or single disabled
- 3 Completion of Money Management through OSU Extension
- 2 Near Elderly

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OH022-005	25	See explanation below	
OH022-013	22	See explanation below	
OH022-015	20	See explanation below	

Based on an analysis of the incomes of current residents, as a whole and by individual development, GMHA's current marketing and placement of applicants into Low Rent housing is consistent with its deconcentration goals as outlined in Section 10.4 of the Low Rent Admissions and Occupancy Policy.

The following spreadsheet provides specific information validating this conclusion. GMHA used the HUD approved Bedroom Adjustment Factor in determining average household income agency-wide and for each development.

The average income for all GMHA developments is below 30% of the median income for this area. Last year, developments 22-005 and 22-010 were the only developments where the average income was outside the Established Income Range of below 85% or above 115% of the average income for all GMHA family developments. Their median income was 26% and 13% of the area median income respectively. This year that percentage narrowed to 22% and 15% respectively. This year development 22-013 was the only development under 85% of the median. Developments 22-005, and 22-015, were above the 115% threshold

Though development 22-005 has an average median income of 133%, this is a decrease of 17% from last year so it is leveling out in comparison to the other developments. Development 22-015 shows a significant increase in average income this year compared to last. This increase is due solely to current residents increasing their income and is not due to higher income new residents. Development 22-013 has an average median income of 78% and is a small development of twenty-two scattered site individual homes and duplexes in Fairborn. The scattered locations of these units and the small size of these developments already promote deconcentration.

We think it is reasonable to expect that apparent income concentrating will diminish and not be exacerbated during

the normal course of filling vacancies in the coming year. If the trend of a concentration of lower income households 22-013 increases, GMHA will implement a provision of offering priority admission to working families with income over 30% of the area median.

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: for medical reasons or reasonable accommodation

(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) Completion of Money Management Classes offered by OSU Extension Office

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability
- 4 Veterans and veterans’ families
- 4 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
- 3 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) Families, Elderly, Single disabled
- 2 Near Elderly
- 3 Completion of Money Management through OSU Extension Office

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) On website and at meetings with other organizations or public

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: **a) When the family has lost, eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program**

including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for the title IV of the Personal Responsibility and Work Opportunity Act of 1996; b) When the family would be evicted because it is unable to pay the minimum rent; c) When the income of the family has decreased because of changed circumstances, including loss of employment; d)When a death has occurred in the family.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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) Change in family composition

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

(2) Flat Rents

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

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

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) Reduction in per unit cost from HUD

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) More often if needed

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) per unit cost from HUD

(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)a) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program; b) When the family would be evicted as a result of the imposition of the minimum rent requirement; c) When the income of the family has decreased because of changed circumstances, including loss of employment; d) When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education or similar items; and e) When a death has occurred in the family.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites Xenia and Fairborn
1b. Development (project) number: OH10P022016
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: (04/04/2005)
5. Number of units affected: 1
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: 06/01/2005 b. Projected end date of activity:06/01/2006

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

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

(1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 1% of vouchers

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:

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

Attend training.

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

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

a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

d. Demonstrating that it has other relevant experience (list experience below).

GMHA through its non-profit Sensible Shelter, Inc. has constructed over 73 homes and sold

them to income qualified buyers. Most recently Sensible Shelter, Inc. received a grant for the Ohio Housing Finance Agency.

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

PROGRESS REPORT 2000-2004

During the past five years, Greene Metropolitan Housing Authority (GMHA) has worked toward accomplishing our goals and objectives that were established for 2000 through 2004. Below are the results:

Goal One: Manage the Greene Metropolitan Housing Authority in a manner that results in full compliance with applicable statues and regulations.

Objective 1. HUD shall continue to recognize the Greene Metropolitan Housing Authority as a High Performer.

Result: GMHA has been recognized by HUD as a **High Performer** for each of the five years. Our 2004 score is 97 percents.

Objective 2. The Greene Metropolitan Housing Authority shall achieve and sustain an occupancy rate of 95 % by December 31, 2004.

Result: GMHA occupancy rate has been over 95 percent each of the five years. The average occupancy rate has been between 2.5% and 3%.

Goal Two: Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Objective 1. The Greene Metropolitan Housing Authority shall assist 25 families move from renting to homeownership by December 31, 2004.

Result: Greene Metropolitan Housing Authority assisted over 100 families in its Moving To Work Demonstration, which ended March 31, 2004. The Moving To Work Demonstration had very low flat rents for three years with the goal that families could reach self-sufficiency. Families participated in mandatory Money Management Classes, Home Maintenance Classes, and Homebuyer Education Classes.

Greene Metropolitan Housing Authority developed and implemented an Individual Development Account Program

(IDA). The IDA is a program in which families deposit monthly amounts of up to \$50 in a restricted savings account. GMHA matches the savings with a 2:1 rate in an account controlled by GMHA. Families are permitted to use the funds for home purchase, secondary education, and to start a business. GMHA partnered with the Ohio State University Extension Office, Greene County to provide Money Management classes, establishing budgets, and financial literacy classes.

Funds to operate the program have been provided by the Greene County Dept. of Jobs and Family Services, Fifth Third Bank, National City Bank, Sky Bank, a private foundation, and Assets for Independence.

In 2003, through its non-profit Sensible Shelter, Inc., GMHA began construction of 11 affordable single-family homes for sale to families with income no higher than 80% of the area median income level. GMHA received a Housing Development Assistance Grant from the Ohio Housing Finance Agency, which provides up to a \$30,000 subsidy for each eligible homebuyer.

Goal Three: Manage the Greene Metropolitan Housing Authority's tenant-based Program in an efficient and effective manner there by qualifying as a High Performer Section Eight Management Assessment Program (SEMAP).

Objective 1. The Greene Metropolitan Housing Authority shall achieve and sustain utilization rate of 100% by December 31, 2004, in its tenant-based program.

Result: For the last five-years, GMHA has had a utilization rate of 100% or slightly higher. GMHA has qualified as a **High Performer** in SEMAP for each of the five years.

Objective 2. The Greene Metropolitan Housing Authority shall implement an aggressive outreach program to attract at least ten new Landlords to participate in its program by December 31, 2004.

GMHA holds monthly Landlord meetings hosted by GMHA's Project TOTAL and the Section 8 Dept. featuring guest speakers. The meetings have an average attendance of then landlords and during they year approximately 50 landlords participate.

Various staff members have spoken to different groups to encourage landlords to participate in the program. GMHA posts rental vacancies on a daily basis on a bulletin board in the lobby to assist landlords to advertise vacancies.

Goal Four: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting principles.

Objective 1: The Greene Metropolitan Housing Authority shall operate so that income exceeds expenses every year.

Results: GMHA converted to GAAP three years ago. As a part of that, the Accounting Department set-up fixed assets. During each of the five years, GMHA's income has exceeded our expenses. All audits have been excellent with no finding and very few recommendations.

Goal Five: Enhance the image of public housing in our community.

Objective 1. The Greene Metropolitan Housing Authority's leadership shall speak to at least ten (10) civic, religious, or fraternal groups between now and December 31, 2004 to explain the importance of partnership.

Result: The Executive Director has made presentation for Senior Citizens, the Rotary, the Housing Coalition of Greene County, Greene County Family and Children's First Council, Family Services Advisory Committee, several religious groups, Interfaith Hospitality Network Board, the City of Fairborn Neighborhood Committee, Yellow Springs Forum on Affordable Housing, Yellow Springs Village Council, the Ohio Community Development Corporation, and the Greene County Dept. of Job and Family Services.

The Housing Relations Coordinator facilitates and participates in presentations at several agency fairs each year. The Social Worker for Project TOTAL has made regular presentations at Wright State University and Cedarville College.

The Executive Director is a board member of the Housing Coalition of Greene County, Family Services Advisory Board, Family Violence Prevention Center of Greene County, Yellow Springs Home, Inc., and Family and Children First Council. The Assistant Director has served on the Greene CATS Board and on the current Transit Board. The Social Worker for Project TOTAL has served on the United Way Board. Several staff members participate in regular agency meetings to share and update members about services.

Objective 2. The Greene Metropolitan Housing Authority shall ensure that there are at least three (3) feature stories annually in local media about the Greene Metropolitan Housing Authority or one of its residents.

Result: Greene Metropolitan Housing Authority has averaged five to nine feature articles per year in the local newspapers during the past five years.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, or objectives of the agency and which require formal approval of the Board of Commissioners.
- b. Significant Amendment or Modification to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, or objectives, of the agency and which require formal approval of the Board of Commissioners.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

One resident commented that everything looks good. Another resident in a senior development asked about new washers and dryers for the community room. She also had concerns about the roof over several units.

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

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

(2) Resident Membership on PHA Governing Board

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

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

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Tammy Koverman

Method of Selection:

- Appointment
The term of appointment is (include the date term expires): 12/31/2006

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based

- assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>	Standard 5 Year and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs

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

Senior Advisory Board

- Colleen McCoy 249 Maple Terrace, Fairborn, OH 45324**
- Bernice Scruggs 226 Maple Terrace, Fairborn, OH 45324**
- Pat Richards 1834 South Maple St., Fairborn, OH 45324**
- Tressa Foust 217 D W. Dayton-Yellow Springs Rd., Fairborn, OH 45324**
- Anna Hagemeyer 215-C W. Dayton-Yellow Springs Rd., Fairborn, OH 45324**

Philip Dawson 147 N. Detroit St. #22, Xenia, OH 45385
Gregory Combs 1 Lawson Place #31, Yellow Springs, OH 45387
Michael Jerome 1 Lawson Place #22, Yellow Springs, OH 45387

Family Resident Advisory Board

Tina Cunningham 1401 Arrowhead, Xenia, OH 45385
Ericka Foster 708 E. Third Street, Xenia, OH 45385
Athenia Fannin 332 E. Market St., Xenia, OH 45385
Zana Wheeler 3333 Sunnyside Drive, Beavercreek, OH 45432
Victoria Hicks 1652 Curlett Drive, Beavercreek, OH 45432
Michelle Vincent 395 Vindale, Beavercreek, OH 45440
Courtney Taylor 319 W. Xenia Drive, Fairborn, OH 45324
Ralph Wade P.O. Box 101, Cedarville, OH 45314
Frank House 2233 Pembury Drive, Xenia, OH 45385
Opal Castle 1221 S. Central, Fairborn, OH 45324
Tarija Carr 351 Colorado Drive, Xenia, OH 45385
Dawn McClain 10 E. Goodman, Fairborn, OH 45324
Shalonda McClellan 29 N. Third Street, Fairborn, OH 45324
Scott Wright 4131 Dayton-Xenia Road, Beavercreek, OH 45432

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greene Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P022501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 5,000			
3	1408 Management Improvements	\$ 59,000			
4	1410 Administration	\$ 65,571			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 52,000			
10	1460 Dwelling Structures	\$426,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 14,000			
12	1470 Nondwelling Structures	\$ 8,500			
13	1475 Nondwelling Equipment	\$ 33,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$668,071			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022001	Emergency Lighting	14 70		500				
	Storm Doors	14 60		8,000				
	Smoke Detectors	14 60		9,000				
OH10P022002	Exterior Concrete	14 50		10,000				
	Replace Storm Doors	14 60		2,000				
	Emergency Lighting	14 70		4,000				
OH10P022004	Cabinets	14 60		40,000				
	Exterior Doors	14 70		4,000				
OH10P022005	Exterior Concrete	14 50		10,000				
OH10P022005	Sewer Lines	14 50		3,000				
	Appliances	14 65.1		14,000				
	Replaces Furnaces	14 60		15,000				
OH10P022010	Tree Trimming	14 50		5,000				
OH10P022011	Exterior Doors	14 60		20,000				
	Light Fixtures	14 60		4,000				
OH10P022012	Unit Rehab	14 60		78,500				
	Siding, Soffit and Facia	14 60		15,000				
	Water Heaters	14 60		10,000				
	Furnaces	14 60		6,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022013	Site Grading	14 50		10,000				
	Kitchen Cabinets	14 60		45,000				
	Smoke Detectors	14 60		10,000				
	Water Heaters	14 60		32,500				
OH10P022014	Exterior Concrete	14 50		10,000				
	Smoke Detectors	14 60		7,500				
OH10P022015	Replace Furnaces	14 60		15,000				
OH10P022016	Rehab Units	14 60		78,500				
	Replace Roofs	14 60		10,000				
	Exterior Doors	14 60		5,000				
	Siding, Soffit and Facia	14 60		15,000				
	Tree Trimming	14 50		4,000				
PHA Wide	Maintenance Equipment	14 75		1,000				
	New Trailer	14 75		7,000				
	Resident Job Training	14 08		44,000				
	Staff Development	14 08		5,000				
	Computer Software	14 08		10,000				
	Non Tech Salaries	14 10		20,571				
	Technical Salaries	14 10		31,000				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Greene Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH10P022501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH10P022001	09/30/2007			09/30/2008			
OH10P022002	09/30/2007			09/30/2008			
OH10P022004	09/30/2007			09/30/2008			
OH10P022005	09/30/2007			09/30/2008			
OH10P022010	09/30/2007			09/30/2008			
OH10P022011	09/30/2007			09/30/2008			
OH10P022012	09/30/2007			09/30/2008			
OH10P022013	09/30/2007			09/30/2008			
OH10P022014	09/30/2007			09/30/2008			
OH10P022015	09/30/2007			09/30/2008			
OH10P022016	09/30/2007			09/30/2008			
PHA Wide	09/30/2007			09/30/2008			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five Year Action Plan Part I: Summary

PHA Name:

Original 5-Yr

Revision #1c

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 501-07	FFY Grant: 501-08	FFY Grant: 501-09	FFY Grant: 501-10
		PHA FY: 2007	PHA FY: 2008	PHA FY: 2009	PHA FY: 2010
OH001 - Hamilton Manor (elderly)	See Annual Statement	\$5,000.00	\$30,000.00	\$86,000.00	
OH002 - Hawthorne		\$55,000.00	\$44,000.00	\$22,000.00	
OH004 - Maggie McKnight		\$54,000.00	\$8,000.00	\$22,000.00	
OH005 - Xenia Turnkey (Family)		\$15,000.00	\$31,000.00	\$50,000.00	
OH010 - Xenia Turnkey (East End)		\$4,000.00	\$20,000.00	\$39,500.00	
OH011 - Yellow Springs turnkey		\$21,000.00	\$10,000.00	\$4,000.00	
OH012 - Beavercreek		\$133,500.00	\$138,000.00	\$110,000.00	

13. Capital Fund Program Five-Year Action Plan

OH013 - Fairborn Turnkey		\$20,000.00	\$102,300.00	\$14,000.00
OH014 - Lawson Place Expansion		\$7,000.00	\$6,000.00	\$5,000.00
OH015 - Cedarville Family		\$0.00	\$21,000.00	\$45,000.00
OH016 - Xenia and Family		\$133,500.00	\$80,000.00	\$37,000.00
OH017 - Fairborn Scattered Sites		\$27,000.00	\$20,700.00	\$18,000.00
OH018 - Scattered Sites		\$3,000.00	\$4,000.00	\$2,000.00
PHA-WIDE		\$175,571.00	\$162,571.00	\$218,571.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00
Total CFP Funds Listed for 5-Year Planning		\$653,571.00	\$677,571.00	\$673,071.00
Replacement Housing Factor Funds		\$0.00	\$0.00	\$0.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2006 FFY Grant: PHA FY:2007			Activities for Year:2007 ____ FFY Grant: PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OH10P022001	Concrete	5,000	OH10P022001	Roofing	30,000
Annual	OH10P022002	Appliances	40,000	OH10P022002	Entry Doors/locks	40,000
Statement		Smoke Detectors	15,000		Tree Trimming	4,000
	OH10P022004	Replace Boiler/Chiller	50,000	OH10P022004	Landscaping	2,000
		Water Heater	4,000		Concrete	4,000
	OH10P022005	Exterior Doors	15,000		Tree Trimming	2,000
	OH10P022010	Flooring	4,000	OH10P022005	Water Heaters	12,000
	OH10P022011	Appliances	16,000		Tree Trimming	4,000
		Tree Trimming	5,000		Flooring	15,000
	OH10P022012	Unit Rehab	78,500	OH10P022010	Exterior Doors	20,000
		Appliances	40,000	OH10P022011	Remodel Bathrooms	10,000
		Furnaces	15,000	OH10P022012	Flooring	28,000
	OH10P022013	Exterior Lights	10,000		Concrete	20,000
		Storm Doors	10,000		Roofing	15,000
	OH10P022014	Exterior Doors	2,000		Rehab Unit	75,000
		Tree Trimming	5,000	OH10P022013	Replace Appliances	42,300
	OH10P022016	Rehab Units	78,500		Roofs	60,000
		Water Heaters	15,000	OH10P022014	Flooring	6,000
		Furnaces	40,000	OH10P022015	Concrete	4,000
	OH10P022017	Water Heaters	10,000		Appliances	17,000
		Landscaping	4,000	OH10P022016	Flooring	20,000
Total CFP Estimated Cost			\$			\$

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2008____ FFY Grant: PHA FY: 2009			Activities for Year: _2009__ FFY Grant: PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OH10P022001	Electrical Upgrade	14,000	OH10P022001	Exterior Doors	20,000
Annual		Landscaping	2,000		Comm. Lighting	3,000
Statement		Rehab Bathrooms	70,000		Windows	5,000
	OH10P022002	Electrical Upgrade	20,000	OH10P022002	Pave Parking Lot	15,000
		Flooring	2,000		Roofing	45,000
	OH10P022004	Flooring	4,000		Windows	44,000
		Water piping repair	5,000	OH10P022004	Closet Doors	10,000
		Patio Doors	10,000	OH10P022005	Concrete	10,000
		Ceiling Tiles	3,000		Kitchen Cabinets	15,000
	OH10P022005	Rehab Unit	50,000	OH10P022010	Water heaters	10,500
	OH10P022010	Tree Trimming	2,000		Furnaces	35,000
		Rehab Bathrooms	37,500		Concrete	10,000
	OH10P022011	Landscaping	4,000	OH10P022011	Cabinets	32,000
	OH10P022012	Sewer Lines	5,000		Flooring	5,000
		Remove Oil Tanks	8,000		Concrete	10,000
		Rehab Bathrooms	15,000	OH10P022012	Flooring	20,000
		Reseal Driveways	2,000		Cabinets	10,000
		Rehab Unit	75,000		Windows	10,000
		Landscaping	5,000		Tree Trimming	5,000
	OH10P022013	Flooring	5,000		Rehab Unit	50,000
		Emergency Lighting	2,000	OH10P022013	Furnaces	21,600
Total CFP Estimated Cost			\$			\$

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2008____ FFY Grant: PHA FY: 2009			Activities for Year: 2009____ FFY Grant: PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		Siding, Soffit, Gutters	5,000	OH10P022013	Playground Equip.	5,000
Annual		Tree Trimming	2,000	OH10P022014	Postal Boxes	3,000
Statement	OH10P022014	Rehab Bathrooms	5,000		Exterior Lighting	3,000
	OH10P022015	Flooring	45,000	OH10P022015	Playground Equip.	5,000
	OH10P022016	Exterior Doors	10,000	OH10P022016	Tree Trimming	2,500
		Landscaping	5,000		Roofing	15,000
		Appliances	10,000		Cabinets	10,000
		Sewer Line	2,000		Rehab Unit	20,000
		Rehab Bathrooms	10,000	OH10P022017	Playground Equip.	2,000
	OH10P022017	Concrete	5,000		Gutter & Spouting	5,000
		Flooring	10,000		Cabinets	25,000
		Furnaces	3,000		Fencing	1,000
	OH10P022018	Landscaping	2,000	PHA Wide	Maintenance Equip.	5,000
	PHA Wide	Maintenance Equip.	4,000		Resident Job Training	44,000
		2 Service Trucks	60,000		Staff Development	5,000
		Resident Job Training	44,000		Computer Software	10,000
		Staff Development	5,000		Non Tech Salaries	20,571
		Computer Software	10,000		Technical Salaries	31,000
		Non Tech Salaries	20,571		Employee Benefits	14,000
		Technical Salaries	31,000		Plan/consulting	5,000
		Employee Benefits	14,000		Office Equip.	10,000
Total CFP Estimated Cost			\$			\$

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :_2008___ FFY Grant: PHA FY: 2009			Activities for Year: _2009___ FFY Grant: PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Plan/consulting	5,000	PHA Wide	Computer Equip.	15,000
	Office Equipment	10,000		Operations	5,000
	Computer Hardware	10,000			
	Operations	5,000			
Total CFP Estimated Cost		\$673,071			\$647,171

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	Capital Fund OH10P022501-03	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,000.00	\$2,000.00	\$0.00	\$0.00
3	1408 Management Improvements	\$64,000.00	\$64,000.00	\$48,576.74	\$48,576.74
4	1410 Administration	\$53,724.00	\$53,724.00	\$53,724.00	\$53,724.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,800.00	\$5,800.00	\$5,800.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$33,000.00	\$33,000.00	\$9,096.50	\$5,096.50
10	1460 Dwelling Structures	\$278,924.00	\$278,589.90	\$152,342.69	\$126,192.69
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$20,000.00	\$21,000.00	\$580.00	\$580.00
13	1475 Nondwelling Equipment	\$80,600.00	\$79,134.10	\$42,606.06	\$37,606.06
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$537,248.00	\$537,248.00	\$312,725.99	\$277,575.99
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	Capital Fund OH10P022501-03	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. OH10P02250203 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH10P022001	REPLACE BOILERS	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	REPLACE FLOORING	1460		\$5,000.00	\$5,000.00	\$800.00	\$0.00	IN PROCESS
	APPLIANCES	1460		\$11,000.00	\$11,000.00	\$0.00	\$0.00	
	TREE TRIMMING	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	AIR CONDITIONING	1460		\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	COMMUNITY ROOM FURNITURE	1475		\$700.00	\$700.00	\$0.00	\$0.00	
OH10P022002	STORM DOORS	1460		\$3,700.00	\$3,700.00	\$1,780.00	\$1,780.00	IN PROCESS
	EXTERIOR CONCRETE	1450		\$0.00	\$896.50	\$896.50	\$896.50	moved from 2005
	REPLACE FLOORING	1460		\$0.00	\$542.80	\$542.80	\$542.80	moved from 2008
OH10P022004	REPLACE FLOORING	1460		\$20,000.00	\$53,336.25	\$53,336.25	\$53,336.25	IN PROCESS
	EMERGENCY LIGHTING	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	COMMUNITY ROOM FURNITURE	1470		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
OH10P022005	REPLACE WINDOWS	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	UPGRADE ELECTRIC	1460		\$25,000.00	\$25,000.00	\$0.00	\$650.00	OUT FOR BID
	REPLACE FLOORING	1460		\$0.00	\$2,205.00	\$2,205.00	\$2,205.00	moved from 2007
	STRUCTURE REHAB	1460		\$0.00	\$7,156.31	\$7,156.31	\$7,156.31	moved from 2008
OH10P022010	WATER HEATERS	1460		\$9,000.00	\$9,000.00	\$654.07	\$654.07	IN PROCESS
OH10P022011	ENTRANCE DOORS	1460		\$30,000.00	\$11,500.21	\$0.00	\$0.00	
	REPLACE FLOORING	1460		\$0.00	\$5,463.58	\$5,463.58	\$5,463.58	moved from 2007
OH10P022012	REHAB UNITS	1460		\$60,000.00	\$60,000.00	\$41,302.97	\$26,302.97	IN PROCESS
	EXTERIOR CONCRETE	1450		\$10,000.00	\$10,000.00	\$4,000.00	\$0.00	IN PROCESS
	SITE GRADING	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	REPLACE ROOFS	1460		\$5,000.00	\$5,625.00	\$5,625.00	\$5,625.00	
	REPLACE FURNACES	1460		\$0.00	\$349.00	\$349.00	\$349.00	moved from 2006
	WATER HEATERS	1460		\$0.00	\$268.92	\$268.92	\$268.92	moved from 2005
	REPLACE FLOORING	1460		\$0.00	\$440.00	\$440.00	\$440.00	moved from 2007
OH10P022013	EXTERIOR CONCRETE	1450		\$3,000.00	\$2,103.50	\$0.00	\$0.00	

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. OH10P02250203 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	TREE TRIMMING	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	COMMUNITY ROOM FURNITURE	1475		\$1,900.00	\$1,900.00	\$0.00	\$0.00	
	WATER HEATERS	1460		\$0.00	\$325.43	\$325.43	\$325.43	moved from 2005
	KITCHEN CABINETS	1460		\$0.00	\$101.66	\$101.66	\$101.66	moved from 2005
OH10P022015	UPGRADE ELECTRIC	1460		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	WATER HEATERS	1460		\$0.00	\$319.81	\$319.81	\$319.81	moved from 2004
OH10P022016	REHAB UNITS	1460		\$46,224.00	\$6,224.00	\$4,640.00	\$3,640.00	IN PROCESS
	EXTERIOR CONCRETE	1450		\$3,000.00	\$1,800.00	\$0.00	\$0.00	
	RESEAL DRIVEWAYS	1450		\$6,000.00	\$3,000.00	\$0.00	\$0.00	
	FLOORING	1460		\$10,000.00	\$13,031.89	\$13,031.89	\$13,031.89	COMPLETE
	REPLACE ROOFS	1460		\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	
OH10P022018	LANDSCAPING	1450		\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	moved from 2008
	TREE TRIMMING	1450		\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	moved from 2006
PHA WIDE	MAINTENANCE EQUIPMENT	1475		\$2,000.00	\$2,264.89	\$2,264.89	\$2,264.89	
	MAINTENANCE TRUCK	1475		\$30,000.00	\$29,269.25	\$29,269.25	\$29,269.25	COMPLETE
	RESIDENT JOB TRAINING	1408		\$44,000.00	\$44,000.00	\$37,326.25	\$37,326.25	IN PROCESS
	STAFF DEVELOPMENT	1408		\$10,000.00	\$10,745.00	\$10,745.00	\$10,745.00	COMPLETE
	COMPUTER SOFTWARE	1408		\$10,000.00	\$9,255.00	\$505.49	\$505.49	IN PROCESS
	NON TECH SALARIES	1410		\$10,385.00	\$16,129.45	\$16,129.45	\$16,129.45	COMPLETE
	TECHNICAL SALARIES	1410		\$30,183.00	\$24,264.54	\$24,264.54	\$24,264.54	COMPLETE
	OFFICE AIR CONDITIONING	1470		\$20,000.00	\$20,000.00	\$580.00	\$580.00	IN PROCESS
	EMPLOYMENT BENEFITS	1410		\$12,156.00	\$13,330.01	\$13,330.01	\$13,330.01	COMPLETE
	PLANNING/CONSULTANTS	1430		\$5,000.00	\$5,800.00	\$5,800.00	\$5,800.00	COMPLETE
	OFFICE EQUIPMENT	1475		\$10,000.00	\$10,000.00	\$3,610.36	\$3,610.36	IN PROCESS
	COMPUTER EQUIPMENT	1475		\$15,000.00	\$15,000.00	\$2,461.56	\$2,461.56	IN PROCESS
	OPERATIONS	1406		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	STAFF CAR	1475		\$20,000.00	\$20,000.00	\$15,000.00	\$0.00	

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. OH10P02250203 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	LEGAL EXP	1410		\$1,000.00	\$0.00			
				\$537,248.00	\$537,248.00	\$312,725.99	\$277,575.99	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Capital Fund Program Grant No. OH10P022502-03 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.: **12/31/2004**)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$6,000.00	\$6,000.00	\$0.00	\$0.00
4	1410 Administration	\$10,707.00	\$10,707.00	\$10,707.00	\$10,707.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$2,000.00	\$2,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$79,367.00	\$79,367.00	\$1,901.00	\$401.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$9,000.00	\$9,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$107,074.00	\$107,074.00	\$12,608.00	\$11,108.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Capital Fund Program Grant No. OH10P022502-03 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.: **12/31/2004**)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	OHIO P02250104	Federal FY of Grant: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$5,000.00	\$5,000.00	\$0.00	\$0.00
3	1408 Management Improvements	\$59,000.00	\$59,000.00	\$1,103.42	\$1,103.42
4	1410 Administration	\$63,002.00	\$63,002.00	\$15,250.70	\$15,250.70
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$111,500.00	\$111,500.00	\$11,200.00	\$1,200.00
10	1460 Dwelling Structures	\$299,520.00	\$299,520.00	\$1,550.00	\$1,550.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$17,000.00	\$17,000.00	\$10,000.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$58,000.00	\$58,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$2,000.00	\$2,000.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$620,022.00	\$620,022.00	\$39,104.12	\$19,104.12
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. OHIOP02250104 Replacement Housing Factor Grant No.	Federal FY of Grant: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OHIOP02250104			Federal FY of Grant: 2004			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH10P022002	SITE GRADING	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
OH10P022004	APPLIANCES	1465		\$17,000.00	\$0.00	\$10,000.00	\$0.00	IN PROCESS
	WINDOWS	1460		\$6,000.00	\$0.00	\$0.00	\$0.00	
	REPLACE CLOSET DOORS	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
OH10P022005	ROOFING	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
	LANDSCAPING	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	LIGHT FIXTURES	1460		\$520.00	\$0.00	\$0.00	\$0.00	
OH10P022010	EXTERIOR CONCRETE	1450		\$10,000.00	\$0.00	\$6,000.00	\$0.00	IN PROCESS
	INTERIOR LIGHTING	1460		\$1,000.00	\$0.00	\$0.00	\$0.00	
	LANDSCAPING	1450		\$8,000.00	\$0.00	\$0.00	\$0.00	
OH10P022011	ROOFING	1460		\$40,000.00	\$0.00	\$0.00	\$0.00	
	EXTERIOR CONCRETE	1450		\$2,000.00	\$0.00	\$2,000.00	\$0.00	IN PROCESS
	LIGHT FIXTURES	1460		\$1,000.00	\$0.00	\$0.00	\$0.00	
OH10P022012	SITE GRADING	1450		\$9,500.00	\$0.00	\$0.00	\$0.00	
	TREE TRIMMING	1450		\$15,000.00	\$0.00	\$1,200.00	\$1,200.00	IN PROCESS
	CHIMNEY REPAIR	1460		\$4,000.00	\$0.00	\$0.00	\$0.00	
	ROOFING	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
	REHAB UNIT	1460		\$65,000.00	\$0.00	\$0.00	\$0.00	
OH10P022013	PARKING LOT REPAIR	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
	REPLACE TUBS AND SURROUND	1460		\$18,000.00	\$0.00	\$0.00	\$0.00	
OH10P022014	HOT WATER HEATERS	1460		\$7,000.00	\$0.00	\$0.00	\$0.00	
	LANDSCAPING	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
	SITE DRAINAGE	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	KITCHEN CABINETS	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
OH10P022015	HOT WATER HEATERS	1460		\$7,000.00	\$0.00	\$0.00	\$0.00	
	LANDSCAPING	1450		\$4,000.00	\$0.00	\$0.00	\$0.00	
	PAVE PARKING LOT	1450		\$15,000.00	\$0.00	\$2,000.00	\$0.00	IN PROCESS

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

PHA Name: GREENE METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OHIOP02250104			Federal FY of Grant: 2004			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	FLOORING	1460		\$15,000.00	\$0.00	\$1,550.00	\$1,550.00	IN PROCESS
OH10P022016	REHAB UNIT	1460		\$65,000.00	\$0.00	\$0.00	\$0.00	
	SITE GRADING	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
PHA WIDE	MAINTENANCE EQUIPMENT	1475		\$3,000.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE TRUCK	1475		\$30,000.00	\$0.00	\$0.00	\$0.00	
	RESIDENT JOB TRAINING	1408		\$44,000.00	\$0.00	\$0.00	\$0.00	
	STAFF DEVELOPMENT	1408		\$5,000.00	\$0.00	\$1,103.42	\$1,103.42	IN PROCESS
	COMPUTER SOFTWARE	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	NON TECH SALARIES	1410		\$20,571.00	\$0.00	\$5,307.80	\$5,307.80	IN PROCESS
	TECHNICAL SALARIES	1410		\$30,069.00	\$0.00	\$5,556.60	\$5,556.60	IN PROCESS
	LEGAL ADS	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	EMPLOYMENT BENEFITS	1410		\$12,362.00	\$0.00	\$4,386.30	\$4,386.30	IN PROCESS
	PLANNING/CONSULTANTS	1430		\$5,000.00	\$0.00	\$0.00	\$0.00	
	OFFICE FURNITURE	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
	COMPUTER EQUIPMENT	1475		\$15,000.00	\$0.00	\$0.00	\$0.00	
	OPERATIONS	1406		\$5,000.00	\$0.00	\$0.00	\$0.00	
	CONTINGENCY FUND	1502		\$2,000.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$620,022.00	\$0.00	\$39,104.12	\$19,104.12	

1406	1408	1410	1430	1450	1460	1465	1475	1502	
5000	44000	20571	5000	20000	6000	17000	3000	2000	
	5000	30069		5000	15000		30000		
	10000	12362		10000	10000		10000		
				8000	520		15000		
				2000	1000				
				9500	40000				
				15000	1000				
				10000	4000				
				3000	10000				
				5000	65000				
				4000	18000				
				15000	7000				
				5000	35000				
					7000				
					15000				
					65000				
5000	59000	63002	5000	111500	299520	17000	58000	2000	620022

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: <b style="color: blue;">Greene Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	Federal FY of Grant: <b style="color: blue;">2004
		OH10R02250104

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$2,169.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$2,169.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PHA Name: <b style="color: blue;">Greene Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	Federal FY of Grant: <b style="color: blue;">2004
		OH10R02250104

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

