

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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: Wayne Metropolitan Housing Authority **PHA Number:** OH036

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

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 224
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 923

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 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The PHA's mission is:

The mission of the Wayne Metropolitan Housing Authority is to assist low-income families and individuals with safe, decent, and affordable housing opportunities as they strive to improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner by adhering to its own Core Values and fostering partnerships with its clients and appropriate community agencies. The Housing Authority complies with applicable laws preventing discrimination.

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: WMHA will apply for additional Housing Choice Vouchers when a funding NOFA is published or when OPT-OUT Vouchers may become available.

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities: WMHA actively participates with the Wayne County Housing Coalition in a continuous effort to bring local government and the banking community together with the ultimate goal of attracting development of appropriate affordable housing.

Acquire or build units or developments. WMHA will continue to search for appropriate opportunities to build or acquire housing units particularly for special needs client population.

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: While WMHA scores well in this area, we are always searching for ways to improve residents' satisfaction by adding or improving services.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: WMHA continues to schedule appropriate modernization of Public Housing units through the Capital Fund Program.

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. The Housing Authority will continue to affirmatively market the Housing Choice Voucher Program to attract new landlords through our annual Landlord Appreciate Day, brochures and contacts with local realty associations and landlord or real estate investment associations.

Increase voucher payment standards

Implement voucher homeownership program: WMHA began our Section 8 Housing Choice Voucher Homeownership program this year and have set a goal of closing ten homeownership deals each year.

Implement public housing or other homeownership programs: The Housing Authority continues to operate a homebuyer assistance program which is a component of Community Housing Improvement Programs (CHIP) under contract with both Wayne County and the City of Wooster. The Housing Authority is currently in a two year funding round and intends to apply for an additional funding round in FY-2005.

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 if and when it is determined to be a problem.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments if and when it is determined to be a problem.
 - 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: The Housing Authority continues to work toward developing appropriate job search and training opportunities for Public Housing participants through collaborative efforts with other services in the community. We continue to utilize our training and conference space facility for job and living skills programs.
 - Provide or attract supportive services to improve assistance recipients' employability: The Housing Authority is a participating member of the local Common Good Team and works with the Employment Training Center which is a one-stop employment facility operating out of the Wayne County Department of Job and Family Services.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. The Housing Authority will continue efforts to attract and retain supportive services such as the congregate meal programs instituted through the Area Agency on Aging. The Housing Authority is also participating in efforts to obtain Medicaid Waivers to provide assisted living services in Public Housing elderly developments.
 - 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: The Housing Authority is currently in the process of developing a new Affirmative Action Plan which will address measures to assure we are making the best effort.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2005
 [24 CFR Part 903.12(b)]

Table of Contents

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

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- 14. Capital Fund Program 5-Year Action Plan (attachment d)
- 15. Other (List below, providing name for each item)
FY 2005 Capital Fund Program Original Annual Statement (attachment e)

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.

The Wayne Metropolitan Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The Mission Statement of the Housing Authority and its goals and objectives are consistent with the strategic goals of HUD.

Since the Wayne Metropolitan Housing Authority serves a more rural area and has a comprehensive range of accessible supportive services for its clients, we continue to find it unnecessary to initiate any major initiatives or discretionary policies to better serve our client population. The one area that we struggled with for several years, not having affordable housing available for our Housing Choice Voucher Program, has become less of a problem as more families have moved up and out of conventional rental housing. This also has attracted more landlords to our program and provides more choices to the clients. Successful voucher use for nearly all families issued a voucher is attributed to our Outreach and Family Services Coordinator who works closely with families having difficulty finding housing.

The Housing Authority's Public Housing units are in good condition over all with good curb appeal. Capital Funds continue to provide necessary upgrades and improvements to maintain the units. We have upgraded the HVAC in most of our units to include air conditioning and efficient energy use.

The Housing Authority has been able to acquire a building for our administrative offices and through use of Capital Funds for debt retirement will be renovating that building to provide best use of space to better serve our clients. We continue to work toward obtaining Medicaid Waivers for assisted living in Public Housing and with relatively minor

renovations, will be able to provide those supportive services in at least one of our facilities. By moving our administrative operations from that development, we will be able to provide office and operational space for those services. At the appropriate time we will seek an elderly-only designation for that development.

The Housing Authority’s Housing Choice Voucher Homeownership Program was launched this year and will allow at least one or two families to realize homeownership during the current fiscal year. It is our intent to have up to ten closings each year.

The Housing Authority continues to work closely with the Wayne County Commissioners and the City of Wooster in Agreements to implement and administer Community Housing Improvement Programs (CHIP) for both entities of local government. We will continue the Homebuyer Assistance component along with Owner and Rental Rehab and Home Repair components.

The Housing Authority also manages a Section 8 202 project with 45 units of elderly/disabled housing for a local non-profit, as well as 29 units of housing for the severely mentally disabled population under an agreement with another non-profit that we share with the local Mental Health and Recovery Board. The Housing Authority also works closely with the local Mental Retardation and Development Disabilities Board to provide housing for their client population and continues to acquire properties for that use. The U.S. Department of Agriculture Rural Development Office has been helpful in providing low-interest loans for acquisition of some of those properties.

The Housing Authority continues close working relationships with all local service providers as well as the local Legal Aid Society to assure a complete range of services is provided with all protections afforded all clients.

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	206		203
Extremely low income <=30% AMI	177	86%	
Very low income (>30% but <=50% AMI)	27	13%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	110	53%	

Housing Needs of Families on the PHA's Waiting Lists			
Elderly families	22	11%	
Families with Disabilities	43	21%	
Race/ethnicity-White	186	90%	
Race/ethnicity-Black	15	7%	
Race/ethnicity-Hispanic	2	1%	
Race/ethnicity-Asian/Pacific American Indian	1 2	0% 1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR and 0 BR	96	47%	
2 BR	93	45%	
3 BR	10	5%	
4 BR	6	3%	
5 BR	1	0%	
5+ BR	0	0%	
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			
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	479		146
Extremely low income <=30% AMI	324	68%	
Very low income (>30% but <=50% AMI)	155	32%	
Low income (>50% but <80% AMI)	0	0	
Families with children	173	36%	
Elderly families	35	7%	
Families with Disabilities	119	25%	
Race/ethnicity-White	434	91%	
Race/ethnicity-Black	37	8%	
Race/ethnicity-Amer Indian	4	1%	
Race/ethnicity-Hispanic	1	0%	

Housing Needs of Families on the PHA's Waiting Lists			
Asian Pacific	2	0%	
Other	1	0%	
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)

The Housing Authority will continue and increase efforts to assure appropriate referrals from the Department of Job and Family Services and other agencies that have frequent contact with families likely suffering economic hardships.

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)

The Housing Authority has developed and will maintain a relationship with the Department of Job and Family Services office, local temporary employment services and local industry to create an awareness of available assistance to the working families still at or below 50% of AMI. We have also produced an awareness brochure that is distributed to local agencies and business and industry.

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)

The Wayne Metropolitan Housing Authority continues to be the leader in the State of Ohio in efforts to create legislation that will provide for Medicaid waivers for assisted living facilities in Public Housing. We have testified to the Ohio Commission to Reform Medicaid and have met with the director of the Ohio Department of Aging as well as others in State Government and legislators in the continuing effort.

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. The Housing Authority has applied each of the past three years but have not been funded.
- 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. This is done through the Housing Authority's participation in a local real estate investors group / landlord association and the local Board of Realtors as well as personal contacts.

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$466,511	
b) Public Housing Capital Fund	342,260	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,094,313	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
OH12P036502(03)	\$ 58,899	
OH12P036501(03)	\$106,218	
3. Public Housing Dwelling Rental Income	\$422,984	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$5,491,185	

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: (within 2-4 weeks of unit availability)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? No
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)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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)
 Check with local Sheriff's Office for registration as sexual predator.
- 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)

The Housing Authority will furnish prospective owners, who request family's address information in writing, with the family's current address as shown in the Housing Authority's records, and, if known to the Authority, the name and address of the landlord at the family's current and prior address.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(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:

The Housing Authority will grant up to 2 30-day extensions on verification of efforts to locate housing.

(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)

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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)

Direct notification of agencies that work with the special client population that would be eligible for the program.

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

- 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)
Any time the family experiences a change in income or family composition, rents may not be adjusted for income increases between annual recertification, but must still be

reported.

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)
Fair Market Rents / Section 8 Payment Standards

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)
The new HUD Published Fair Market Rents increased so drastically, Payment Standards had to be adjusted to stay within the 90 – 110 % range and in most cases are less than Fair Market Rents in order to continue serving the same number of families.

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)
Some bedroom sizes are more difficult to locate and are at a premium, therefore Payment Standards are set greater than Fair Market Rents but at less than 110%.

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

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

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?10

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)? The PHA will continue to market the program to Section 8 families, and will continue working with local lending institutions, real estate agencies, and will continue offering the homebuyer education counseling required through a cooperative effort with the Ohio State University Extension Office.

(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).

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 2003 - 2007.

Increase the availability of decent, safe, and affordable housing

Expand the supply of assisted housing

The Housing Authority has consistently applied for additional rental vouchers – but not been funded, however we have been successful in obtaining additional units through project-based opt-outs. We added 81 vouchers this past year and have all of those leased up.

The Wayne County area has not lacked available housing stock for our tenant-based assistance program in the past couple years so we have not pushed development of new housing recently. We continue to explore possibilities with membership in the Wayne County Housing Coalition and will proceed with development goals when the need is apparent.

The Housing Authority also continues to be active in a three-county area landlord association which has provided benefits in attracting new landlords to our Section 8 program and support for our Section 8 homeownership program.

The Housing Authority has also acquired several additional properties for use by clients of the local Mental Retardation and Developmental Disabilities Board (MR/DD). Most of these properties are being used as group home settings with 24-hour care which is provided through MR/DD.

Improve the quality of assisted housing

The Housing Authority continues to monitor customer satisfaction issues and addresses issues whenever and wherever possible when they are raised. We have very few complaints in Public Housing as our units are maintained to high standards and we utilize Capital Funds appropriately to continuously modernize units. We have converted heat source in the majority of our units to more energy efficient heat and have added air conditioning to units that were not previously air conditioned. In the Section 8 Housing Choice Voucher Program we work closely with the landlords to promote maintenance of units and are generally successful in mediating complaints between client families and landlords.

The Housing Authority has also been very active in working toward being able to provide assisted living services in our senior developments to allow the elderly to remain independent much longer instead of being moved to nursing homes prematurely.

Increase assisted housing choices

The Housing Authority has implemented a Section 8 Housing Choice Voucher Homeownership program this past year. We have had over 180 interest forms turned in and over 100 families have attended an informational meeting about the program. To date we have received over a dozen applications and have enrolled those families in pre-purchase counseling. Three families have completed the counseling and our first closing is scheduled for October, 2004. Our plan is to complete 10 homebuyer closings per year.

The Housing Authority continues to administer and implement Community Housing Improvement Programs (C.H.I.P.) under contract with both the City of Wooster and Wayne County. One of the components of each grant round is the Homebuyer Assistance Program where we assist with downpayment and closing costs for first-time homebuyers.

Improve community quality of life and economic vitality

Provide an improved living environment

The Housing Authority maintains a goal to implement measures to deconcentrate poverty and to promote income mixing in public housing if and when it is determined to be a problem. We have been fortunate to this point that those issues have not existed as a problem.

Promote self-sufficiency and asset development of families and individuals

Promote self-sufficiency and asset development of assisted households

The Housing Authority continues to operate a very successful Section 8 Family Self-Sufficiency Program. There are currently over thirty of the 50 families that have substantial escrows established. Twelve families have already successfully graduated from the program. We have also become a partner in the local one-stop employment center and provide staffing hours. Referrals are made to the employment center when a client family in any of our programs are identified as needing or desiring employment.

The Housing Authority also utilizes its training and conference facilities to conduct training sessions for clients in areas of basic living skills, credit repair and money handling, etc.

The Housing Authority also continues to provide supportive services to the elderly and disabled through congregate meal programs and recreation.

Ensure Equal Opportunity in Housing for all Americans

Ensure equal opportunity and affirmatively further fair housing

The Housing Authority continues to provide information to all clients regarding choices in housing and encourages families to seek housing suitable to their preferences and needs. We continue to work closely with the local Mental Retardation and Developmental Disabilities Board as well as other agencies that work with families with disabilities in an effort to assist them in finding appropriate accessible housing.

All families receiving vouchers through our Section 8 Housing Choice Voucher Program have the option of working with a Family Services Coordinator who will assist them in locating housing suitable to their needs.

The Housing Authority also is in the process of updating its Affirmative Action Plan for the first time in many 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

Any change that would affect the mission of the Housing Authority, would significantly reduce the number of clients served, or would significantly reduce the funds available to serve clients would be considered a Substantial Deviation from the 5-Year Plan.

b. Significant Amendment or Modification to the Annual Plan

Any addition or deletion of a major federal award program that would have a drastic affect on the number of clients served or how the Housing

Authority serves its clients or any budget revision to a Capital Fund Program that exceeded 30 percent of the total award would be considered a Significant Amendment or Modification to the Annual Plan.

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:

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)

MEMBERSHIP OF RESIDENT ADVISORY BOARD

August, 2004

Jacqie Lytle	- Resident of Public Housing
Barbee Thomas	- Resident of Public Housing
Kimberly Manson	- Resident of Section 8 Housing Choice Voucher Prgrm
Christina Truex	- Resident of Public Housing
Judy Baugh	- Resident of Section 8 Housing Choice Voucher Prgrm
Violet Tracy	- Resident of Public Housing
Claudi Price	- Resident of Public Housing
Dorothy Miller	- Resident of Public Housing
Nancy Rodriguez	- Resident of Public Housing

(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: Janet L. Deville

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 5-year term; expires 06/30/2009

Resident **Janet L. Deville** of 200 South Market Street, Apt. 212, Wooster, Ohio 44691 is a resident of Townview Terrace Apartments (OH12P036003).

Ms. Deville was appointed to the Wayne Metropolitan Housing Authority Board of Commissioners on October 16, 2003 by appointing authority Mayor James Howie, Mayor of the City of Wooster, Ohio. She is filling the un-expired term of her predecessor Stefan Karnof. She was re-appointed to a full five-year term on July 1, 2004, which will expire on June 30, 2009.

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (State of Ohio, Department of Development)

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
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	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	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	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
✓	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
	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
	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:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Homeownership
✓	Policies governing any Section 8 Homeownership program (Section HO Addendum 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
✓	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
	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
✓	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)

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

See Attachments:

Capital Fund Program 501(03) oh036a01
 Capital Fund Program 502(03) oh036b01

Capital Fund Program 501(04) oh036c01

13. Capital Fund Program Five-Year Action Plan

See Attachment:

Capital Fund Program 5-year Action Plan oh036d01

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

Wayne Metropolitan Housing Authority **2003**

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending

Summary by Development Account	Total Estimated Cost	If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.	Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:	How many Assessments were conducted for the PHAs covered developments?	How many of the PHAs developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?	Total Actual Cost	How many of the PHAs developments are subject to the Required Initial Assessments?	Component 10 () oluntary Conversion Initial Assessments
Total Non-CGP Funds								
1406 Operations								
1408 Management Improvements								
1410 Administration								
1411 Audit								
1415 Liquidated Damages								
1430 Fees and Costs								
1440 Site Acquisition								
1450 Site Improvement								
1460 Dwelling Structures								
1465.1 Dwelling Equipment - Nonexpendable								
1470 Nondwelling Structures								
1475 Nondwelling Equipment								
1485 Demolition								
1490 Replacement Reserve								
1492 Moving to Work Demonstration								
1495.1 Relocation Costs								
1499 Development Activities								
1501 Collateralization or Debt Service								
1502 Contingency								
Amount of Annual Grant (Sum of lines 2-20)								
Amount of line 21 Related to LBP Activities								
Amount of line 21 Related to Section 504 Compliance								
Amount of line 21 Related to Security - Soft Costs								
Amount of line 21 Related to Security - Hard Costs								
Amount of line 21 Related to Energy Conservation Measures								

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Wayne Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P03650103 Replacement Housing Factor Grant				2003		
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	
OH036-001	M03-01	1460.00		7,500.00	2,919.46	2,919.46	2,919.46	
Madison Heights	Replace washer hook up hardware and repair walls.							
	M03-01a	1460.00		2,316.00	2,316.00	2,316.00	2,316.00	
	Replace deteriorated exterior stairs							
OH036-003	M03-02	1460.00		3,025.00	3,025.00	3,025.00	3,025.00	
Townview Terrace Apartments	Caulk and re-seal vertical exterior standing seam siding.							
	M03-02a Repair Chiller Unit	1460.00		1,576.00	1,576.00	1,576.00	1,576.00	
	M03-02b Pepl Deter Parking Lot	1450.00		-	582.00	582.00	582.00	
	M03-03	1460.00		2,500.00	2,500.00			
	Refurbish resident library / common areas.							
	M03-04	1460.00		34,000.00	-	0	0	
	M03-04	1495.10		-	27,992.86	27,922.86	27,922.86	
	Relocation costs to allow for renovations in new admin facility							
	M03-04a	1460.00		3,568.00	3,568.00	3,568.00	3,568.00	
	Elevator Door Upgrade							

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Wayne Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P03650103 Replacement Housing Factor Grant				2003		
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	
PHA-WIDE	M03-11 Transfer to Operations	1406.00		30,000.00	30,000.00	30,000.00	30,000.00	
PHA-WIDE	M03-12 Continuing training for maintenance staff and computer software upgrades	1408.00		5,000.00	5,000.00	4,690.81	4,690.81	
PHA-WIDE	M03-13 Administration	1410.00		20,850.00	20,850.00	18,053.39	18,053.39	
PHA-WIDE	M03-14 Fees and Costs	1430.00		10,000.00	13,500.00	10,245.95	10,245.95	

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

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

PHA/IHA Name Wayne Metropolitan Housing Authority	Comprehensive Grant Number OH12P03650103
	FFY of Grant Approval 2003

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 295,535.00
B. Revised Funds Approved	295,535.00
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	189,316.94
E. Amount to be Recaptured (A-D)	106,218.06
F. Excess of Funds Advanced (C-D)	\$ (189,316.94)

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature X	Date 11/04/2004
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For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division) X	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division) X	Date
--	------

Approved (Field Office Manager) X	Date
---	------

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Wayne Metropolitan Housing Authority	Modernization Project Number: OH12P03650103
---	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	295,535.00
B. Funds Disbursed	\$	189,316.94
C. Funds Expended (Actual Modernization Cost)	\$	189,316.94
D. Amount to be Recaptured (A - C)	\$	106,218.06
E. Excess of Funds Disbursed (B - C)	\$	-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

11/4/2004

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
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0	0.00	0.00	0.00	0.00	1408	5,000.00
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0	0.00	0.00	0.00	0.00	ACCT	
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1460	1,576.00	1,576.00	1,576.00	1,576.00	ACCT	
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1460	2,500.00	2,500.00	0.00	0.00	ACCT	
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1460	34,000.00	0.00	0.00	0.00	ACCT	
1495	0.00	27,992.86	27,922.86	27,922.86	1485	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	3,568.00	3,568.00	3,568.00	3,568.00	1492	0.00
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0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
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#VALUE!		0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	OH12P0365(0.00	2003	0.00		
#VALUE!		0.00	0.00	0.00		
#VALUE!	Total Estim	0.00	Total Actual (0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

			0.00 Obligated	Expended	
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0	0.00	0.00	0.00	0.00	
0	0.00	0.00	0.00	0.00	
0	0.00	0.00	0.00	0.00	
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0	0.00	0.00	0.00	0.00	
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#VALUE!	Original	Revised	Funds	Funds	
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#VALUE!		0.00	0.00	0.00
#VALUE!	Total Estim	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1501	90,000.00	90,000.00	18,541.35	18,541.35
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
30,000.00	30,000.00	30,000.00	1406.00	30,000.00	30,000.00	30,000.00
			1408.00	5,000.00	5,000.00	4,690.81
5,000.00	4,690.81	4,690.81	1410.00	20,850.00	20,850.00	18,053.39
			1411.00	0.00	0.00	0.00
20,850.00	18,053.39	18,053.39	1415.00	0.00	0.00	0.00
			1430.00	10,000.00	13,500.00	10,245.95
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	2,000.00	2,582.00	582.00
0.00	0.00	0.00	1460.00	102,018.45	63,532.59	53,549.14
			1465.10	2,700.00	1,361.75	1,361.75
13,500.00	10,245.95	10,245.95	1470.00	0.00	0.00	0.00
			1475.00	32,966.55	40,715.80	24,369.69
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
2,582.00	582.00	582.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	27,992.86	27,922.86
63,532.59	53,549.14	53,549.14	1499.00	0.00	0.00	0.00
			1501.00	90,000.00	90,000.00	18,541.35
1,361.75	1,361.75	1,361.75	1502.00	0.00	0.00	0.00
0.00	0.00	0.00				
40,715.80	24,369.69	24,369.69				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
27,992.86	27,922.86	27,922.86				
0.00	0.00	0.00				
90,000.00	18,541.35	18,541.35				

0.00

0.00

0.00



Expended

30,000.00

4,690.81

18,053.39

0.00

0.00

10,245.95

0.00

582.00

53,549.14

1,361.75

0.00

24,369.69

0.00

0.00

0.00

27,922.86

0.00

18,541.35

0.00

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

PHA Name: Wayne Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P03650203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. 0)
 Performance and Evaluation Report for Period Ending **10/07/2004**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	4,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	2,500.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	52,399.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 58,899.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

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

PHA/IHA Name Wayne Metropolitan Housing Authority	Comprehensive Grant Number OH12P03650203
	FFY of Grant Approval 2003

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 58,899.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	58,899.00
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature X	Date 11/04/2004
---------------------------	-------------------------------

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division) X	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division) X	Date
--	------

Approved (Field Office Manager) X	Date
---	------

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Wayne Metropolitan Housing Authority	Modernization Project Number: OH12P03650203
---	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	-
B. Funds Disbursed	\$	-
C. Funds Expended (Actual Modernization Cost)	\$	-
D. Amount to be Recaptured (A - C)	\$	-
E. Excess of Funds Disbursed (B - C)	\$	-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

11/4/2004

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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Input Range							
Acct	Original	Revised	Obligated	Expended	Acct	Original	
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0	0.00	0.00	0.00	0.00	ACCT		
0	0.00	0.00	0.00	0.00	1411	0.00	
0	0.00	0.00	0.00	0.00	ACCT		
0	0.00	0.00	0.00	0.00	1415	0.00	
1410	4,000.00	0.00	0.00	0.00	ACCT		
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0	0.00	0.00	0.00	0.00	ACCT		
0	0.00	0.00	0.00	0.00	1450	0.00	
0	0.00	0.00	0.00	0.00	ACCT		
1430	2,500.00	0.00	0.00	0.00	1460	52,399.00	
0	0.00	0.00	0.00	0.00	ACCT		
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0	0.00	0.00	0.00	0.00	ACCT		
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0	0.00	0.00	0.00	0.00	ACCT		
0	0.00	0.00	0.00	0.00	1485	0.00	
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0	0.00	0.00	0.00	0.00	1495	0.00	
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**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Wayne Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P03650104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Period Ending **10/07/2004**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	30,000.00	-	-	-
3	1408 Management Improvements	5,000.00	-	-	-
4	1410 Administration	27,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	10,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	7,500.00	-	-	-
10	1460 Dwelling Structures	141,650.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	31,110.00	-	-	-
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	90,000.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 342,260.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Wayne Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P03650104 Replacement Housing Factor Grant				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH036-001	M04-01	1450.00		1,500.00				
Madison Heights	Parking lot							
	M04-02	1460.00		35,000.00				
	Replace interior doors							
OH036-003	M04-03	1460.00		1,800.00				
Townview Terrace Apartments	Parking Lot							
	M04-04	1460.00		36,000.00				
	Kitchen renovation/upgrade and entry door replacements							

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Wayne Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P03650104 Replacement Housing Factor Grant I				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	M04-13	1406.00		30,000.00				
	Transfer to Operations							
PHA-WIDE	M04-14	1408.00		5,000.00				
	Continuing training for maintenance staff and computer software upgrades							
PHA-WIDE	M04-15	1410.00		27,000.00				
	Administration							
PHA-WIDE	M04-16	1430.00		10,000.00				
	Fees and Costs							

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

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

PHA/IHA Name Wayne Metropolitan Housing Authority	Comprehensive Grant Number OH12P03650104
	FFY of Grant Approval 2004

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 342,260.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	342,260.00
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature X	Date 11/04/2004
---------------------------	-------------------------------

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division) X	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division) X	Date
--	------

Approved (Field Office Manager) X	Date
---	------

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Wayne Metropolitan Housing Authority	Modernization Project Number: OH12P03650104
---	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	-
B. Funds Disbursed	\$	-
C. Funds Expended (Actual Modernization Cost)	\$	-
D. Amount to be Recaptured (A - C)	\$	-
E. Excess of Funds Disbursed (B - C)	\$	-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

11/4/2004

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1450	1,500.00	0.00	0.00	0.00	1406	30,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1408	5,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1410	27,000.00
1460	35,000.00	0.00	0.00	0.00	ACCT	
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0	0.00	0.00	0.00	0.00	ACCT	
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0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1440	0.00
1460	1,800.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	7,500.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	141,650.00
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0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY 0	0.00	ACCT	
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#VALUE!		0.00	0.00	0.00	ACCT	

#VALUE!	Total Estim	0.00	Total Actual (0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
1450	2,500.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
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#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

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0	0.00	0.00	0.00	0.00	0.00
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#VALUE!		0.00	0.00		0.00
#VALUE!	Total Estim	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00		0.00
#VALUE!	Original	Revised	Funds	Funds	
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1460	1,500.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00

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1460	6,000.00	0.00	0.00	0.00
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#VALUE!	Total Estim	0.00	Total Actual C	0.00
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#VALUE!	Original	Revised	Funds	Funds
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1430	10,000.00	0.00	0.00	0.00
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#VALUE!	OH12P0365(0.00	2004	0.00
#VALUE!		0.00	0.00	0.00
#VALUE!	Total Estim	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: <u>2008</u> FFY Grant: <u>2008</u> PHA FY: <u>12/31/2008</u>			Activities for Year: <u>2009</u> FFY Grant: <u>2009</u> PHA FY: <u>12/31/2009</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH12P036001			OH12P036001		
Madison Heights	Selective shed door replacements	3,000.00	Madison Heights	Re-seal asphalt parking lot	1,700.00
OH12P036001			OH12P036001		
Madison Heights	Carpet replacement	10,000.00	Madison Heights	Appliance replacement	12,000.00
OH12P036003			OH12P036003		
Townview Terrace	Replace laundry hookups	2,000.00	Townview Terrace	Re-seal asphalt parking lot	2,000.00
OH12P036003			OH12P036003		
Townview Terrace	Carpet replacement	6,000.00	Townview Terrace	Carpet replacement	12,000.00
OH12P036004			OH12P036004		
Northgate Apartments	Selective shed door replacements	2,500.00	Northgate Apartments	Re-seal asphalt parking lot	2,700.00
OH12P036004			OH12P036004		
Northgate Apartments	Carpet replacement	10,000.00	Northgate Apartments	Appliance replacement	24,000.00
			OH12P036004		
			Northgate Apartments	Carpet replacement	12,000.00
Total CFP Estimated Cost		\$ 33,500.00			\$ 66,400.00

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

Activities for Year: <u>2008</u> FFY Grant: <u>2008</u> PHA FY: <u>12/31/2008</u>			Activities for Year: <u>2009</u> FFY Grant: <u>2009</u> PHA FY: <u>12/31/2009</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH12P036005			OH12P036005		
Rehab-Scattered Sites	Selective flooring replacements	5,000.00	Rehab-Scattered Sites	Interior wall replacement	4,500.00
			OH12P036006		
			Rittman Towne Manor	Carpet replacement	12,000.00
OH12P036006			OH12P036006		
Rittman Towne Manor	Window replacements	103,850.00	Rittman Towne Manor	Re-seal asphalt parking lot	2,200.00
OH12P036006					
Rittman Towne Manor	Carpet replacement	4,000.00			
			OH12P036008	Re-seal asphalt parking lot	1,700.00
			Perkins Manor		
OH12P036008					
Perkins Manor	Selective flooring replacements	12,000.00	OH12P036008		
			Perkins Manor	Appliance replacement	15,200.00
			OH12P036008		
			Perkins Manor	Carpet replacement	8,000.00
			OH12P036009		
			Handicap-Scattered Sites	Appliance replacement	12,000.00
			OH12P036009		
			Handicap-Scattered Sites	Carpet replacement	5,000.00
Total CFP Estimated Cost		\$ 124,850.00			\$ 60,600.00

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

Activities for Year: <u>2008</u> FFY Grant: <u>2008</u> PHA FY: <u>12/31/2008</u>			Activities for Year: <u>2009</u> FFY Grant: <u>2009</u> PHA FY: <u>12/31/2009</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH12P036009			OH12P036012		
Handicap-Scattered Sites	Selective shed door replacements	3,000.00	Scattered Sites	Re-seal asphalt parking lot	6,000.00
OH12P036009			OH12P036012		
Handicap-Scattered Sites	Carpet replacement	5,000.00	Scattered Sites	Appliance replacement	16,000.00
OH12P036012			OH12P036012		
Scattered Sites	Selective shed door replacements	3,000.00	Scattered Sites	Carpet replacement	12,000.00
OH12P036012					
Scattered Sites	Carpet replacement	5,000.00			
PHA-Wide	Transfer from CFP to Operations	30,000.00	PHA- Wide	Transfer from CFP to Operations	30,000.00
PHA- Wide	Management Improvement (software, training, etc.)	5,000.00	PHA- Wide	Management Improvement (software, training, etc.)	5,000.00
PHA- Wide	Administration	27,000.00	PHA- Wide	Administration	27,000.00
PHA- Wide	Fees and Costs	5,000.00	PHA- Wide	Fees and Costs	5,000.00
OH12P036003	Debt Service	90,000.00	OH12P036003	Debt Service	90,000.00
PHA- Wide	Non-Dwell Equipment	10,910.00	PHA- Wide	Non-Dwell Equipment	24,260.00
Total CFP Estimated Cost		\$ 183,910.00			\$ 215,260.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Wayne Metropolitan Housing Authority		<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 12/31/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 12/31/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 12/31/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 12/31/2009
	Annual Statement				
OH12P036001 - Madison Heights		51,750.00	13,700.00	13,000.00	13,700.00
OH12P036003 - Townview Terrace		98,000.00	102,000.00	98,000.00	104,000.00
OH12P036004 - Northgate Apts.		20,000.00	14,700.00	12,500.00	38,700.00
OH12P036005 - Rehab Scattered Sites		4,000.00	28,000.00	5,000.00	4,500.00
OH12P036006 - Rittman Towne Manor		3,000.00	10,200.00	107,850.00	14,200.00
OH12P036008 - Perkins Manor		64,750.00	13,500.00	12,000.00	24,900.00
OH12P036009 - Handicap Scattered Sites		6,000.00	16,800.00	8,000.00	17,000.00
OH12P036012 - Scattered Sites		6,000.00	59,350.00	8,000.00	34,000.00
PHA - Wide		88,760.00	84,010.00	77,910.00	91,260.00
CFP Funds Listed for 5-year planning		342,260.00	342,260.00	342,260.00	342,260.00
Replacement Housing Factor Funds					

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Click on the Printer Icon
to "Print"

Macros:

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Macros 52832

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Deletes a page

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Macros 52833

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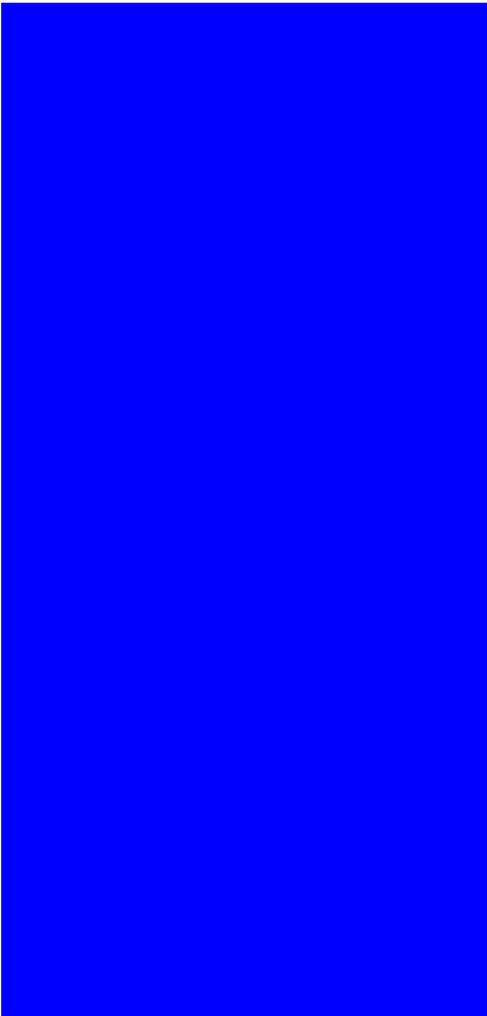
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·:wprq{d 10}~/WGPE{QUIT}

}~:wprq{d 7}{r 1}~/WGPE{QUIT}

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

PHA Name: Wayne Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P03650105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	30,000.00	-	-	-
3	1408 Management Improvements	5,000.00	-	-	-
4	1410 Administration	27,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	5,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	10,835.00	-	-	-
10	1460 Dwelling Structures	163,525.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	10,900.00	-	-	-
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	90,000.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 342,260.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

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

PHA/IHA Name Wayne Metropolitan Housing Authority	Comprehensive Grant Number OH12P03650105
	FFY of Grant Approval 2005

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 342,260.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	342,260.00
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature X	Date 11/04/2004
---------------------------	-------------------------------

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division) X	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division) X	Date
--	------

Approved (Field Office Manager) X	Date
---	------

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Wayne Metropolitan Housing Authority	Modernization Project Number: OH12P03650105
---	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	-
B. Funds Disbursed	\$	-
C. Funds Expended (Actual Modernization Cost)	\$	-
D. Amount to be Recaptured (A - C)	\$	-
E. Excess of Funds Disbursed (B - C)	\$	-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

11/4/2004

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	750.00	0.00	0.00	0.00	1406	30,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1408	5,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1410	27,000.00
#VALUE!		0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1430	5,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1440	0.00
1460	250.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	10,835.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	163,525.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1465	0.00
#VALUE!		0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1475	10,900.00
#VALUE!		0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE!	OH12P0365C	0.00	2005	0.00	1501	90,000.00
#VALUE!		0.00	0.00	0.00	ACCT	

#VALUE!	Total Estim	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
	0	0.00	0.00	Obligated	Expended	
	1460	1,500.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
#VALUE!			0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	1460	4,750.00	0.00	0.00	0.00	
#VALUE!			0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
#VALUE!			0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
	0	0.00	0.00	0.00	0.00	
#VALUE!	0.00		0.00	Federal FY o	0.00	
#VALUE!	OH12P0365(		0.00	2005	0.00	
#VALUE!			0.00	0.00	0.00	
#VALUE!	Total Estim		0.00	Total Actual (	0.00	
#VALUE!	0.00		0.00	0.00	0.00	
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended	
1460	2,000.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
1460	1,700.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o		0.00
#VALUE!	OH12P0365(	0.00	2005		0.00
#VALUE!		0.00	0.00		0.00
#VALUE!	Total Estimat	0.00	Total Actual (		0.00
#VALUE!	0.00	0.00	0.00		0.00
#VALUE!	Original	Revised	Funds	Funds	
0	0.00	0.00	Obligated	Expended	
1460	43,000.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	93,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
1460	16,575.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	10,835.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	OH12P0365C	0.00	2005	0.00
#VALUE!		0.00	0.00	0.00
#VALUE!	Total Estim	0.00	Total Actual C	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1406	30,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1408	5,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	27,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1430	5,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	OH12P0365C	0.00	2005	0.00
#VALUE!		0.00	0.00	0.00
#VALUE!	Total Estim	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1501	90,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!		0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0.00

0.00

0.00

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