

PHA Plans

Five-Year Plan for Fiscal Years 2004-2008
Annual Plan for Fiscal-Year 2006

Public Hearing Date: March 31, 2006

Board Approval Date: April 13, 2006

HUD Approval Date: xxxxxxxx, 2006

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

**PHA Plan
Agency Identification**

PHA Name: Dayton Metropolitan Housing Authority

PHA Number: OH005

PHA Fiscal Year Beginning: 07/2006

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
to provide low to moderate income residents of Montgomery County access to decent, safe, affordable housing and to advocate on behalf of our clients on community issues and services that affect their ability to secure and maintain housing.

Core Business Statement:

to provide housing assistance, both as a direct landlord and also as a provider of alternative affordable housing options, to low to moderate income residents of Montgomery County.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's 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, **PHA'S 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.) PHA's should identify these measures in the spaces to the right of or below the stated objectives.

Note: Five Year Goals update also referenced under Attachment K

- 1) Successfully implement the HOPE VI project and complete it the first quarter of Fiscal Year 2005:
 - a. Family Life Center under construction by 6/30/05.
 - b. Develop 30 new units of public housing Montgomery County by 3/31/05.
 - c. Continue development of homeownership program in Old Dayton View by selling a total of 60 new and renovated homes.
 - d. Continue to develop Montgomery County homeownership by completing the sale of 30 homes by 3/31/05.
- 2) The agency's long-term vacancy rate represented almost 10% of the current available public housing units. Dayton Metropolitan Housing Authority has reduced this vacancy rate to 5% by developing and implementing a vacancy reduction plan to modernize these units over a three-year period. Dayton Metropolitan Housing Authority's long-term strategic plan will significantly reduce the vacancies authority-wide. During the next year, DMHA will reduce the vacancy rate to 3%.
- 3) Coordinate with the Ohio Department of Transportation the portion of the I-75 realignment that will affect, through demolition, two or more buildings at Parkside Homes.
- 4) Achieve and maintain a high performer status on the Section 8 Management Assessment Program (SEMAP) by 6/30/06.
- 5) Focus on Public Housing Assessment System (PHAS) components, particularly the continuation of vacancy reduction, physical improvements and demolition efforts, leading toward a PHAS standard performer status by 6/30/06.
- 6) Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 98% or greater each month, with a 95% accuracy rate, throughout FY06.

- 7) Modernize 100 public housing units by 2009 to ensure long-term viability of the sites and other renovations included in the Five-Year Modernization Plan.
- 8) Utilize Replacement Housing Factor funds to develop 60 units of new public housing by 2009.
- 9) Develop an action plan for DMHA's housing stock by September 2006.
- 10) Develop and implement a plan for leveraging additional funds through borrowing, a bond issue, or through conversion of public housing to project-based subsidy. This plan would fund the modernization, construction, and demolition of sites.
- 11) Complete the sale, in Fiscal Year 2005, of 12 units on Irving Avenue by public sale with HUD approval, with the successful resolution of the outstanding debt issue, completed in FY 2006.
- 12) Continue to negotiate with the American Red Cross on relocating the Emergency Housing Program from Parkside Homes to another site. This agreement is dependent upon sufficient financial resources secured by American Red Cross and approvals from HUD and SAC.
- 13) Provide high quality and effective services to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2008, and provide homeownership opportunities through the agency's Homeownership Department (See Attachment A).
- 14) Continue to closeout Turnkey III Homeownership program by selling the final two homes, sell six of the 12 remaining Section 5h homes, and provide homeownership opportunities to ten families through the New Visions of Homeownership Program.
- 15) Demolish or dispose of four large housing sites over the next three years: Parkside Homes, Arlington Courts, Cliburn Manor, and Helena Hi-Rise, and apply for funding for replacement Section 8 funding.
- 16) Continue to work on security issues by implementing the current security plan and completing a full assessment of its effectiveness.
- 17) Convert up to 250 Section 8 Housing Choice Vouchers to Section 8 Project Based Vouchers to provide affordable housing alternatives, which will be owned by DMHA. Convert up to 250 Section 8 Housing Choice Vouchers to Section 8 Project Based Vouchers to provide affordable housing alternatives.
- 18) Seek alternative funding for modernization and development, using other grants such as 811 or Hope VI.

**Annual PHA Plan
PHA Fiscal Year 2006**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (Attachment B)
- Capital Fund Program Annual Statement (Attachment C, D, E, and F)
- Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY) (Attachment G)

Optional Attachments:

- PHA Management Organizational Chart (Attachment H)
- Capital Fund Program 5 Year Action Plan (Attachment I)
- Public Housing Drug Elimination Program (PHDEP) Plan ----- N/A OBSOLETE
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment J)

Other (List below, providing each attachment name)

- Progress on Five-Year Goals (Attachment K)
- 1. Section 8 Project-Based Voucher Plan (Attachment L)
- 2. Section 8 Homeownership Program (Attachment M)
- 3. Deconcentration and Income Mixing (Attachment B)
- 4. Voluntary Conversion Assessment Status (Attachment N)
- 5. Pet Policy (Attachment O)
- 6. Resident Board Member Status (Attachment P)
- 7. Resident Advisory Board Members (Attachment Q)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	
X	State/Local Government Certification of Consistency with the Consolidated Plan	
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement	Five Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (Section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Renter Families in the Jurisdiction by Family Type							
Family Type	Overall ¹	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	16,823	5	4	3	3	4	4
Income >30% but <=50% of AMI	11,670	4	3	3	3	4	4
Income >50% but <80% of AMI	12,031	3	3	3	2	3	3
Elderly	11,455	5	4	3	3	3	4
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity							
White Non-Hispanic	53,846	3	3	3	3	3	4
Black Non-Hispanic	23,334	4	3	3	3	3	4
Hispanic	1,199	4	3	3	3	3	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
 - City of Dayton/2006-2010
 - City of Kettering/2006-2010
 - Montgomery County/2003-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (2000: overall and Race data)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,524		607
Extremely low income <=30% AMI	1,442	94.62%	
Very low income (>30% but <=50% AMI)	71	4.66%	
Low income (>50% but <80% AMI)	7	0.46%	
Families with children	581	38.12%	
Elderly families	57	3.74%	
Families with Disabilities	243	15.94%	
Race/ethnicity W	494	32.41%	
Race/ethnicity B	980	64.30%	
Race/ethnicity NAM/AL	19	1.25%	
Race/ethnicity Other	27	2.03%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	910	59.71%	242
2 BR	442	29.00%	226
3 BR	159	10.43%	117
4 BR	12	0.79%	20
5 BR	0	0.00%	2
5+ BR	1	0.07%	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)?			

Housing Needs of Families on the Waiting List	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,073		480
Extremely low income <=30% AMI	1,869	90%	
Very low income (>30% but <=50% AMI)	168	8%	
Low income (>50% but <80% AMI)	13	1%	
Families with children	1,373	66%	
Elderly families	5	0%	
Families with Disabilities	32	2%	
Race/ethnicity W	435	21%	
Race/ethnicity B	1,580	76%	
Race/ethnicity NAM/AL	5	0%	
Race/ethnicity Other	53	3%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	---	---	---
2 BR	---	---	---
3 BR	---	---	---
4 BR	---	---	---
5 BR	---	---	---
5+ BR	---	---	---
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Closed on 4/30/03			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional Section 8 units should they become available

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

Need: Provide housing resources for homeless.

- Develop alternative housing for homeless in partnership with other agencies
- Seek waivers allowing housing authority to have an additional waiting list, site-based, that allows for permanent housing
- Temporary and permanent conversion of public housing units (see Attachment K)
- Set aside 250 Housing Choice Vouchers for Special needs
- Set aside 250 Housing Choice Vouchers for Project Based Public Housing Units

(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)
Community issues with homelessness

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$10,845,783.00	
b) Public Housing Operating Fund (ACC554)	\$ 117,067.00	
c) HOPE VI Revitalization	---	
d) HOPE VI Demolition	---	
e) Annual Contribution for Section 8 Tenant-Based Assistance	\$21,913,905.00	
f) Resident Opportunity and Self-Sufficiency (ROSS) Grants	---	
g) Community Development Block Grant	---	
h) HOME	---	
Other Federal Grants (list below)		
Section 8 Contract Administration	\$753,000.00	PH Supp Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) HOPE VI Revitalization	\$8,291,569.30	Capital Improvement/Revitalization
b) Capital Fund Program	\$126,909.63	Capital Improvement
c) Capital Fund Program	\$1,334,728.53	Capital Improvement
d) Capital Fund Program	\$298,874.23	Capital Improvement
e) Capital Fund Program	\$2,642,259.68	Capital Improvement
f) Capital Fund Program	\$4,646,867.06	Capital Improvement
g) Capital Fund Program – Replacement Housing Factor	\$1,169,467.00	Replacement Housing
h) Capital Fund Program – Replacement Housing Factor	\$1,140,531.00	Replacement Housing
i) Capital Fund Program – Replacement Housing Factor	\$333,500.05	Capital Improvement
j) Capital Fund Program – Replacement Housing Factor	\$327,234.00	Capital Improvement
k) HOPE VI – Density Reduction	\$20,515.60	Density Reduction

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
l) ROSS (Resident Opportunity and Self-Sufficiency)	\$75,286.24	PH Supp Services
m) ROSS (Resident Opportunity and Self-Sufficiency)	\$589.74	PH Supp Services
n) ROSS (Resident Opportunity and Self-Sufficiency)	\$200,301.23	PH Supp Services
o) ROSS (Resident Opportunity and Self-Sufficiency)	\$143,107.29	PH Supp Services
p) CDBG	\$221,612.00	Pass through funds for HOPE VI
q) HOME	\$587,874.00	Pass through funds for HOPE VI
r) GENERAL FUND	\$98,766.00	Pass through funds for HOPE VI
3. Public Housing Dwelling Rental Income	\$2,916,491.00	PH Operations
4. Other income (list below)		
Sources	Planned \$	Planned Uses
Interest – Operating	\$85,000.00	PH Operations
5. Non-federal sources (list below)		
• Affordable Housing Fund	\$418,263.00	PH Capital Improvement
Total resources	\$58,709,501.58	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHA's 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 60 days of a unit ready date
- 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 – 400 Wayne Avenue, Dayton, Ohio
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 8
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? All 8 - DMHA is planning on changing from a community-wide waiting list to site-based waiting 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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

4. Date and time

Former Federal preferences:

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

Other preferences (select all that apply)

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

5. 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 (See Attachment B)

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

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

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

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

(7) Relocation Plan (See Attachment K)

B. Section 8

Exemptions: PHA's that do not administer Section 8 are not required to complete sub-component 3B.

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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)
 - 225 W. First Street - Dayton, Ohio. However, waiting list closed April 30, 2003.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
- this policy could change in the upcoming 12 months, if the success rate of the families seeking housing drops significantly

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

Former Federal preferences

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

- 1:** Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2:** Veterans and veterans’ families
- 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:** Elderly
- 4:** Handicap/Disabled
- 5:** All remaining families

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)
 - Use current wait list for those eligible

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent.

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

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

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

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

- See Attachment R

c. Rents set at less than 30% 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: N/A

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)
 - For child support payments

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)

- Flat rents plus utilities

f. Rent redeterminations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0
- \$1-\$25 (Single Room Occupancy)
- \$26-\$50 (all other programs)

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

- See Attachment R

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (See Attachment H)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning		Expected Turnover
Public Housing	2,818		780
Section 8 Vouchers	3,506		1,225
Section 8 Certificates	NA		NA
Section 8 Mod Rehab	40		Included in line 2
Special Purpose Section 8 Certificates/Vouchers (list individually)	Project Based Vouchers	74	Included in line 2
	Project Based Certificates (PBC)	18	Included in line 2
	Family Unification Program (FUP)	150	Included in line 2
	Single Room Occupancy (SRO)	172	Included in line 2
	Mainstream	175	Included in line 2
	HOPE VI Vouchers	25	Included in line 2
Public Housing Drug Elimination Program (PHDEP)	NA – Program funding has been terminated at federal level		NA
Other Federal Programs (list individually)	Northland Village	500	Included in line 2
	ROSS IV (DMHA FSS)	60	---
	ROSS V (Homeownership through St. Mary Development)	200	---
	ROSS VI (Unified Health System - Computer network)	---	---
	ROSS VII (Senior Resource Connection)	---	---

C. Management and Maintenance Policies

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

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

- Financial Management - Procurement Policy
- Homeownership - New Visions Homeownership Plan
- Homeownership - Section 5h Homeownership Plan
- Human Resources - Collective Bargaining Agreement
- Human Resources - Equal Employment Opportunity (EEO) Policy
- Human Resources - Personnel Policy
- Programs Operation - Admissions and Continued Occupancy Policy (ACOP)
- Programs Operation - Fleet Operations Policy
- Programs Operation - Public Housing Lease
- Programs Operation – Pet Policy
- Programs Operation – Right of Entry
- Programs Operation – CSS Policy
- Programs Operation – Pest Control
- Programs Operation – Retroactive Rent Collection
- Programs Operation – Repayment Agreements
- Programs Operation – Physical Needs Assessment and 504 Transition Plan

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Section 8 Family Self-Sufficiency/Homeownership Plan

PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)
 - 225 W. First Street - Dayton, Ohio

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment C, D, E, and F

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Old Dayton View

2. Development (project) number: OH10URD005199

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Any one of the following Sites:

Hilltop Homes, Desoto Bass, Dunbar Manor, Arlington Courts.

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

If yes, list developments or activities below:

- o Old Dayton View

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

If yes, list developments or activities below:

- o Opportunities for replacement housing have been explored. Received HUD development plan approval, to use incremental Replacement Housing Factor (RHF) funds to build 4 units of replacement public housing on Hickorydale adjacent to the most recently renovated family site within the City of Dayton, and to purchase and rehabilitate 20 multi-family housing units, within Montgomery County. In 2005 DMHA revised its First Increment RHF Plan to add a third project; the new construction of 6 fully accessible units in Montgomery County. DMHA is also looking at the financial feasibility of constructing an additional 325 units throughout Montgomery County. CF financing will be used as funding for these units. In addition, Dayton Metropolitan Housing Authority has

applied for second increment RHF funds to construct 36 units of replacement housing, and to acquire and renovate an additional 10 units in southern Montgomery County, Ohio.

- DMHA will work with the community to develop permanent housing for the homeless, families and individuals.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHA's are not required to complete this section.

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH10P005001
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	406
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> • Disposition application submitted March 2005

Demolition/Disposition Activity Description	
1a. Development name: DeSoto Bass Courts	
1b. Development (project) number: OH10P005002	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: November 9, 2005	
5. Number of units affected: 12	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application submitted 2004 • Demolition approved November 3, 2005 (1-11 Knox) • Demolition approved November 9, 2005 (2-12 Knox) • Demolition to commence FY05 	

Demolition/Disposition Activity Description	
1a. Development name: DeSoto Bass Courts	
1b. Development (project) number: OH10P005002	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 226	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application to be submitted 2007-08 • Demolition to commence 2007-08 	

Demolition/Disposition Activity Description	
1a. Development name: DeSoto Bass Courts	
1b. Development (project) number: OH10P005005	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 128	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application to be submitted 2007-08 • Demolition to commence 2007-08 	

Demolition/Disposition Activity Description	
1a. Development name: Arlington Courts, Phase II	
1b. Development (project) number: OH10P005006	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: November 9, 2005	
5. Number of units affected: 6	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application submitted 2004 • Demolition approved November 9, 2005 • Demolition to commence FY05 	

Demolition/Disposition Activity Description	
1a. Development name: Arlington Courts, Phase III	
1b. Development (project) number: OH10P005006	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 200	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Disposition application submitted March 2005 	

Demolition/Disposition Activity Description	
1a. Development name: Cliburn Manor	
1b. Development (project) number: OH10P005008	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 80	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Disposition application submitted March 2005 	

Demolition/Disposition Activity Description	
1a. Development name: Hilltop Homes	
1b. Development (project) number: OH10P005009	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 184	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application to be submitted 2007-08 • Demolition to commence 2007 -08 	

Demolition/Disposition Activity Description	
1a. Development name: Hilltop Homes	
1b. Development (project) number: OH10P005009	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 24	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Application to be submitted 2006 	

Demolition/Disposition Activity Description	
1a. Development name: Stewart Street (1012, 1014, 1004)	
1b. Development (project) numbers: OH10P005013A	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 3	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition/disposition application to be submitted 2006 • Demolition/disposition completion in 2006-2007 	

Demolition/Disposition Activity Description	
1a. Development name: Scattered Sites	
1b. Development (project) numbers: OH10P005013A, OH10P005013B, OH10P005013H, OH10P005013M, OH10P005013N, OH10P005013S, OH10P005015B, OH10P005015C, OH10P005015D, OH10P005015E, OH10P005015I, OH10P005015J, OH10P005034	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 39	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition/disposition application to be submitted 2006 • Demolition/disposition initiated in 2005; completion in 2006 	

Demolition/Disposition Activity Description	
1a. Development name: Irving Avenue	
1b. Development (project) number: OH10P005013F	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: November 19, 2005	
5. Number of units affected: 12	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Disposition application to be submitted 2004-05 • Public sale to be completed 2005-06 • Approved for disposition November 19, 2005 • Sold November 22, 2005 	

Demolition/Disposition Activity Description	
1a. Development name: Salem Avenue	
1b. Development (project) number: OH10P005013U	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 4	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition application to be submitted 2006-07 • Demolition to commence 2006-07 	

Demolition/Disposition Activity Description	
1a. Development name: Scattered Site (2332 Germantown OH5-15C)	
1b. Development (project) number: OH10P005015	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 1	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Demolition to commence summer 2007, pending HUD approval • Demo application to be submitted 2006 • Completion within 6 months of approval 	

Demolition/Disposition Activity Description	
1a. Development name: Wilmington	
1b. Development (project) number: OH10P005017	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 3/04	
5. Number of units affected: 26	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Efficiency conversion commenced summer 2004 • Completion within 18 months of construction – June 2006 	

Demolition/Disposition Activity Description	
1a. Development name: Dunbar Manor	
1b. Development (project) number: OH10P005020	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 85	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Disposition application to be submitted 2006 	

Demolition/Disposition Activity Description	
1a. Development name: Helena Hi-Rise	
1b. Development (project) number: OH10P005024	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 102	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Application on hold pending HUD approval of homeless housing plan 	

Demolition/Disposition Activity Description	
1a. Development name: West Second Street	
1b. Development (project) number: OH10P005034	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 4	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> • Application to be submitted 2006 	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Park Manor
1b. Development (project) number:	OH10P005007B
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted:	01/23/03 / HUD approval date: 3/21/03
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan
6. Number of units affected:	185
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: The Metropolitan (Central Avenue)	
1b. Development (project) number: OH10P005016	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan
6. Number of units affected: 78	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Wilmington	
1b. Development (project) number: OH10P005017	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 02/15/05 / HUD approval date:	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan
7. Number of units affected: 64	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Grand Senior Living (Grand Avenue)	
1b. Development (project) number: OH10P005026	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan
6. Number of units affected: 95	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Madrid Estates	
1b. Development (project) number: OH10P005040	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 02/15/05 / HUD approval date:	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan
8. Number of units affected: 100	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Hallmark-Meridian 1b. Development (project) number: OH10P005045
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan
6. Number of units affected: 75 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Dayton View Senior Village (HOPE VI Elderly) 1b. Development (project) number: OH005054 <ul style="list-style-type: none"> • 30 elderly (Dayton View Senior Village) • 25 family rental units (Dayton View Commons)
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation planned for submission: 1/23/03 / HUD approval date: 3/21/03
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan
6. Number of units affected: 30 (leasing date of 12/17/03) 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

- See Attachment N

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHA's are not required to complete 11A.

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Little Richmond Road	
1b. Development (project) number: OH10P005029	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 1	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Sites
1b. Development (project) number:	OH10P005033
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(DD/MM/YYYY)</u>
5. Number of units affected:	1
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Encore Homes/PRO Homes
1b. Development (project) number:	None Assigned (Converted Turnkey III Units)
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>02/29/1996 & Modification approved 10/28/1997</u>
5. Number of units affected:	10
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	HOPE VI County Homeownership Program
1b. Development (project) number:	None Assigned
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>4/27/04</u>
5. Number of units affected:	36 Scattered Sites
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	New Visions I of Homeownership
1b. Development (project) number:	None
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>01/06/1996</u>
5. Number of units affected:	6
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name: New Visions II Homeownership Program

1b. Development (project) number: None

2. Federal Program authority:

- HOPE I
- 5(h)
- Turnkey III
- Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

- Approved; included in the PHA's Homeownership Plan/Program
- Submitted, pending approval
- Planned application

Date Homeownership Plan/Program approved, submitted, or planned for submission:
01/06/1998

5. Number of units affected: 7

6. Coverage of action: (select one)

- Part of the development
- Total development

B. Section 8 Tenant-Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below:

- See Attachment M

PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHA's are not required to complete this component. Section 8 only PHA's are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing, Section 8 participants or both)
Transportation	40 monthly	Specific Criteria	PHA main office	Public Housing Elderly
Job Shadowing	7 annually	Specific Criteria	Other provider	Both
Management Referrals	10 annually	DMHA Management Referrals	Other provider	Public Housing
Senior Enrichment Activity	20 monthly	First Come/ First Serve	Other provider	Public Housing
Housekeeping Classes	20 monthly	Specific Criteria	PHA main office	Public Housing
Resident Council Members	21 councils	Specific Criteria	Other provider	Public Housing
Sojourner Housing	16 family units	Specific Criteria	Other provider	Public Housing

(2) Family Self-Sufficiency program/s

a. Participation Description

Family Self-Sufficiency (FSS) Participation		
Program	Required Number of Participants (FY 2006 estimate)	Actual Number of Participants (as of: 12/31/05)
Public Housing	DMHA will be applying in 2006	0
Section 8	57	150

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

If no, list steps the PHA will take below: NA

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

- See Attachment S

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Dunbar Manor, Grand Senior Living, Hilltop Homes, The Metropolitan, Mt. Crest Court, Olive Hills, Riverside Estates, Westdale Terrace, Cornell Ridge, Woodview, Parkside Homes, Wentworth, Wilkinson Plaza

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

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

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

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

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Dunbar Manor, Grand Senior Living, Hilltop Homes, The Metropolitan, Mt. Crest Court, Olive Hills, Riverside Estates, Parkside Homes, Wentworth, Westdale Terrace, Wilkinson Plaza

C. Coordination between PHA and the police

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

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

- Contract with Dayton Police Department, Montgomery County Sheriff, and private contract security.

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

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Dunbar Manor, Grand Senior Living, Hilltop Homes, The Metropolitan, Mt. Crest Court, Olive Hills, Riverside Estates, Parkside Homes, Wentworth, Westdale Terrace, Wilkinson Plaza

D. Compliance with VAWA

1. Describe any goals, objectives, policies or programs in place to serve the housing needs of victims of domestic violence, dating violence, sexual assault, and stalking or enhance victim safety. (select all that apply)

- Annually review and evaluate current public housing, Section 8 and homeownership policies and procedures to determine if they are VAWA
 - Maintain current preferences given to victims of violence in both admissions for public housing, the Section 8 program and any home ownership program.
 - Annually reinforce and provide training to admissions staff and managers regarding DMHA's policies and procedures on victims of domestic violence.
 - Create clear policies that being a victim of violence is not just cause for termination, create clear procedures to facilitate the termination of an abuser and procedures to facilitate moving a victim if safety is a continuing issue while maintaining their subsidies in some form.
 - Other activities (list below)
-

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- See Attachment O

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 only PHA's are not required to complete this component. High performing and small PHA's are not required to complete this component.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment J
 Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1A. Consolidated Plan jurisdiction: CITY OF DAYTON

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

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

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

1B. Consolidated Plan jurisdiction: MONTGOMERY COUNTY

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

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

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

D. Other Information Required by HUD

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

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

Attachment#	Attachment Letter	Attachment Title
1.	A	Resident Services Benchmarks – ROSS Grants
2.	B	Deconcentration
3.	C	Capital Fund Annual Statement – FFY 2006
4.	D	Capital Fund Annual Statement – CFP 713/715/717/719/721
5.	E	Capital Fund Replacement Housing Factor Grants Statement RHF 710/712/714/716/718/720
6.	F	Capital Fund HOPE VI Density Grant – Arlington Courts
7.	G	Operating Budget
8.	H	Organizational Chart
9.	I	Capital Fund Program Five Year Action Plan
10.	J	Resident Advisory Board Comments
11.	K	2004-2008 Five Year Plan – Goals Progress
12.	L	Section 8 Project-Based Vouchers
13.	M	Section 8 Homeownership Plan
14.	N	Voluntary Conversion Assessment
15.	O	Pet Policy
16.	P	Resident Board Member Status
17.	Q	Resident Advisory Board Membership
18.	R	Minimum Rent Exception Policy
19.	S	Community Service
20.	T	Legal Ad: Notice of Public Comment/Public Hearing
21.	U	Physical Needs Assessment and 504 Transition Plan

**PHA Plan
Table Library**

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

**Annual Statement (See Attachment C, D, E, and F)
Capital Fund Program (CFP) Part I: Summary**

**Annual Statement (See Attachment C, D, E, and F)
Capital Fund Program (CFP) Part II: Supporting Table**

**Annual Statement
(See Attachment C, D, E, and F)
Capital Fund Program (CFP) Part III: Implementation Schedule**

**Optional 5-Year Action Plan Tables
(See Attachment I)**

Attachment A - Resident Services Benchmarks – ROSS Grants



2004-2008 Five Year Goals Resident Services Benchmarks – ROSS Grants

ROSS IV

GRANT OBJECTIVE: Identify 60 families living in public housing to become self-sufficient within 12 months. Identify 181 families living in public housing to become self-sufficient over a 36-month period.

ACTIVITIES

- Activity 1: Develop publicity and marketing materials, conduct public relation campaigns within the transitional sites, and reach out to 648 families, targeting 181.
- Activity 2: Screen, hire, and train a program support technician.
- Activity 3: Recruit, educate, and assess 181 FITSS participants (60 per year).
- Activity 4: Refer 181 FITSS participants to career coach for individualized direction, career advancement mentoring, support services, education, job training, and job placement. Increase the annual income of a minimum of forty families by 39%, while the other 59 families would qualify for lease/purchase and down payment assistance, totaling 99 families. These are the families that would reach their 5th year living in the Transitional housing sites, which represents the end of their lease.
- Activity 5: Provide case management and follow-up services to 181 FITSS participants.
- Activity 6: Exploration & job shadowing activities.
- Activity 7: Recruit, refer, and support the involvement of a minimum of 32 FITSS participants in Section 3 activities related to Dayton Metro Housing's HOPE VI Program.
- Activity 8: Support the involvement of Jobs-Plus providing support services, education, job training, and job placement to 200 Jobs-Plus participants; thereby helping these families to become economically independent and move out of public housing.
- Activity 9: Provide quarterly alcohol & drug abuse education seminars as well as counseling and support services, as necessary, impacting 181 FITSS families.
- Activity 10: Recruit and support the involvement of a minimum of 99 eligible families and other providers' homeownership activities including, but not limited to, financial assessment, budgeting, credit repair, home financing, etc. Of the 99 families, 40 would qualify for homeownership purchase, while 59 would qualify for lease/purchase and down payment assistance.

2004-2008 Five Year Goals Resident Services Benchmarks – ROSS Grants

ROSS V

GRANT OBJECTIVE: Target 200 families living in public housing to become self-sufficient and work with them towards applying for homeownership within 36 months. Identify 50 families living in public housing to become self-sufficient and work with them towards applying for homeownership with 12 months.

ACTIVITIES

- Activity 1: Hire case manager to provide case management and support services for 150 participants of the homeownership program.
- Activity 2: Hold joint case management meetings to provide support service and information/referral assistance for 150 participants of homeownership program.
- Activity 3: Over the 36-month grant period, establish and maintain collaborative relationships with other homeownership entities to coordinate supportive services for participants of homeownership program.
- Activity 4: During the second six months of the grant period, establish and sponsor a homebuyers' club that will meet monthly to allow participants to network, promote opportunities and identify participants' needs.
- Activity 5: Provide case management and support services specific to homeownership for 150 participants of the homeownership program.
- Activity 6: During the first 12-month grant period, develop a comprehensive tracking system to ensure that each participant was serviced accordingly.
- Activity 7: Coordinate outside speakers to provide information on homeownership at monthly resident and homebuyers club meetings.
- Activity 8: Monitor and report on in-kind service commitments as they relate to the Homeownership program.
- Activity 9: Recruit 150 residents & qualifying non-residents for homeownership program.
- Activity 10: During the first 12-month grant period, develop oversight committee to provide program assessment and monitor progress of homeownership program.

**2004-2008 Five Year Goals
Resident Services Benchmarks – ROSS Grants**

**ROSS VI
Neighborhood Network**

PROGRAM GOAL: DMHA Neighborhood Network Centers will increase opportunities for public housing residents to realize self-sufficiency and empowerment by narrowing the digital divide that exists between the very poor and society at large.

ACTIVITIES

- Activity 1: During the first 90 days of the 36-month grant, convert community space into multi-user computer technology center equipped with Internet access and appropriate client workspace.
- Activity 2: During the first 60 days of the 36-month grant period, develop interactive website linking DMHA residents with local health, education and employment resources for self-directed searches.
- Activity 3: During the first 30 months of the 36-month grant period, work with Job and Family Services, local colleges and employers to provide on-site job skills training to DMHA residents.
- Activity 4: During the 36-month grant period, increase individual knowledge of computer skills in daily living by providing accessible technology for DMHA residents.
- Activity 5: During the 36-month grant period, expand employment opportunities for DMHA residents through acquisition of local corporate participation in DMHA Neighborhood Network.
- Activity 6: During the 36-month grant period, provide resources that facilitate DMHA resident entrepreneurship and non-traditional employment.
- Activity 7: During the second year of the 36-month grant period, provide access to computers and software consistent with those used in local classrooms.
- Activity 8: During the second year of the 36-month grant period, incorporate computer skills and learning activities into public housing after-school and tutorial programs.
- Activity 9: During the second year of the 36-month grant period, offer computer and Internet skills training geared to needs and interest of public housing children and youth.
- Activity 10: During the second year of the 36-month grant period, collect and maintain research-software library.

**2004-2008 Five Year Goals
Resident Services Benchmarks – ROSS Grants**

**ROSS VI
Neighborhood Network –
cont.**

- Activity 11: During the 36-month grant period, implement email “pen pal” programs for children and youth.
- Activity 12: During the second year of the 36 month- grant period, maintain software library of age-appropriate popular computer games and reserve weekend evening hours for teens and youth.
- Activity 13: During the 36-month grant period, provide computer and Internet skills training to DMHA public housing senior residents.
- Activity 14: During the 36 month-grant period, provide self-enrichment workshops specifically geared to senior (e.g. genealogy and health information searches).
- Activity 15: During the second year of the 36-month period, provide training and technology that allows public housing seniors to exchange email with family and friends throughout the world.
- Activity 16: During the second year of the 36-month grant period, provide access to other public housing resident councils (state and nation-wide) to facilitate exchange of ideas and activity successes.
- Activity 17: During the 36-month grant period, provide desktop publishing and database access to resident council members conducting council business and resident outreach.

2004-2008 Five Year Goals Resident Services Benchmarks – ROSS Grants

ROSS VII

- Activity 1: Over the 36-month grant period, provide monthly health and wellness workshops at each senior housing site.
- Activity 2: Over the 36-month grant period, provide assistance with daily living activities and the development of a documented case plan for each participant enrolled.
- Activity 3: Over the 36-month grant period, provide support services, information and referral assistance for each elderly and/or disabled resident enrolled.
- Activity 4: Over the 36-month grant period, provide medical and health screening and appropriate referrals/follow-up plan.
- Activity 5: Over the 36-month grant period, provide alcohol/drug abuse education, counseling and support services.
- Activity 6: Over the 36-month grant period, provide congregant services to elderly and/or disabled residents who express interest and need for such services.

Attachment B - Deconcentration



Component 3, (6)
Deconcentration and Income Mixing
&
Public Housing Program
Deconcentration Policy

a. Yes No: Does the Public Housing Authority (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.

- DMHA conducted an analysis of covered developments (those with more than 100 units, which are not designated for elderly and/or disabled). Included were Parkside Homes, DeSoto Bass Courts, Arlington Courts, Hilltop Homes, and Mount Crest Court (Olive Hill was excluded because one of its 100 units is decommissioned). The average income was \$7,029, which is less than 11% of median.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2©(1)(IV)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

Component 3, (6)
Deconcentration and Income Mixing
&
Public Housing Program
Deconcentration Policy

10.4 DECONCENTRATION POLICY

It is Dayton Metropolitan Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

Dayton Metropolitan Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tract in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 DECONCENTRATION INCENTIVES

Dayton Metropolitan Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

10.6 OFFER OF A UNIT

When Dayton Metropolitan Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

Component 3, (6)
Deconcentration and Income Mixing
&
Public Housing Program
Deconcentration Policy

DMHA will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five business days from the date the letter was mailed to contact DMHA regarding the offer.

10.7 REJECTION OF UNIT

If in making the offer to the family skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized. Eligible applicants shall be offered three or more suitable units at various sites with vacancies.

If Dayton Metropolitan Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family shall be offered three or more suitable units at various sites with vacancies.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered two suitable units.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH10P00550106 [CFP 723] Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$1,160,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$105,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$436,338.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$588,940.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$100,000.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$515,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$2,049,722.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$15,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$250,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$80,000.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$200,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$300,000.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$5,800,000.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH10P00550106 [CFP 723] Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$100,000.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$25,000.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$75,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date X	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50). Signature of Field Office Manager and Date
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)
 Part II: Supporting Pages**

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550106 [CFP 723] Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operating Expenses	1406		\$1,160,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Resident Management and Security	1408		\$105,000.00	\$0.00	\$0.00	\$0.00	
	a./d. Resident Support Services							
	b/c. Maint./Mgmt. Training Program			\$105,000.00				
	e. Computer Software			\$0.00				
	f. Marketing Program			\$0.00				
	g. Management Improvement Security			\$0.00				
PHA-Wide	Program Administration	1410		\$436,338.00	\$0.00	\$0.00	\$0.00	
	Non-Technical Salaries	1410.1		\$32,372.00				
	1. Clerical/Secretary							
PHA-Wide	Technical Salaries	1410.2		\$261,995.00				
	1. Development Director							
	2. Modernization Program Manager							
	3. Construction Coordinator (2)							
	4. Modernization Administrator/Spec Tech							
	Employee Benefits	1410.9		\$121,971.00				
	Travel/Training Related to CFP/RHF	1410.10		\$10,000.00				
	Sundry Administration	1410.19		\$10,000.00				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550106 [CFP 723] Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Fees and Costs	1430		\$588,940.00				
	Architectural and Engineering	1430.1		\$415,940.00	\$0.00	\$0.00	\$0.00	
	Consulting Services	1430.2		\$40,000.00	\$0.00	\$0.00	\$0.00	
	Permit Fees	1430.6		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Construction Inspection	1430.7						
	1. Construction Inspector			\$113,000.00	\$0.00	\$0.00	\$0.00	
	Sundry Planning Costs	1430.19		\$18,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$100,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non Dwelling Equipment			\$250,000.00	\$0.00	\$0.00	\$0.00	
	1. Office Equipment	1475.1		\$5,000.00				
	2. Maintenance Equipment	1475.2		\$95,000.00				
	3. Computer Equipment	1475.4		\$0.00				
	4. Vehicle Replacement	1475.7		\$150,000.00				
PHA-Wide	Relocation	1495.1		\$200,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$300,000.00	\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
OH5-15G, Woodview	Comprehensive Modernization	1460	12 units	\$794,722.00	\$0.00	\$0.00	\$0.00	
OH5-47, Winston Woods	Replace siding, windows & mechanical	1460	all	\$460,000.00	\$0.00	\$0.00	\$0.00	
OH5-47, Winston Woods	Site Drainage	1450	Site	\$15,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Demolition	1485		\$80,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550106 [CFP 723] Replacement Housing Factor Grant No.				Federal FY of Grant: 2006		
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Authority-Wide	Brick Repairs	1460		\$95,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Asphalt/Concrete Replacement	1450		\$250,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Landscaping	1450		\$250,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Section 504 Compliance	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Mold Assessment & Removal	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Vacancy Reduction	1460		\$500,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550106	Federal FY of Grant: 2006
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,394,918.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$1,394,918.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550106	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

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

Signature of Executive Director and Date X	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50). Signature of Field Office Manager and Date
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)
Part II: Supporting Pages

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550106				Federal FY of Grant: 2006		
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Purchase property and build new public housing	1499		\$1,394,918.00				

CFP 713('02)

<i>Date</i>	<i>Site</i>	<i>Work Item</i>	<i>Amount</i>	<i>From</i>	<i>To</i>
9/30/2004		Office Equipment	\$ 14,188.00		147501
9/30/2004		Office Equipment	\$ (14,188.00)		147501
9/30/2004		A&E Services	\$ 11,600.00		143001
9/30/2004		A&E Services	\$ (11,600.00)		143001
9/30/2004		Permit Fees	\$ (24,121.45)	143006	
9/30/2004		Permit Fees	\$ 24,121.45	143006	
9/30/2000	5-8	Cliburn Address Numbers	\$ 7,526.53		1460/509
9/30/2000		Cliburn Address Numbers	\$ (7,526.53)		1460/509
9/30/2004	5-9	Hilltop Daycare/Office Roof	\$ 18,000.00		1450/509
9/30/2004		Hilltop Daycare/Office Roof	\$ (18,000.00)		1450/509
9/30/2004	5-9	Hilltop Siding Repair	\$ 238,934.00	1460/532A	1460/509
9/30/2004	5-32A	Caliph Comp Mod	\$ (238,934.00)	1460/532A	1460/509
9/30/2004	5-14	Wentworth Boiler Project	\$ (27,180.88)	1460/517	
9/30/2004	5-14	Wentworth Boiler Project	\$ 27,180.88	1460/517	
9/30/2004	5-17	Wilmington Efficiency Project	\$ 624,560.07	715/1460	713/1460
9/30/2004	5-32A	Caliph Court Project	\$ (624,560.07)	713/1460	715/1460
9/30/2004	5-20	Dunbar Electric Project	\$ (613.15)	1460/520	
9/30/2004	5-20	Dunbar Electric Project	\$ 613.15	1460/520	
9/30/2004	5-17	Wilmington Elevator Project	\$ (8,269.00)	1460/517	
9/30/2004		Wilmington Elevator Project	\$ 8,269.00	1460/517	
9/30/2004	5-36	Friden Roof Project	\$ 5,000.00		1460/536
9/30/2004		Friden Roof Project	\$ (5,000.00)		1460/536
9/30/2004	5-36	Friden Court Roofs	\$ 3,869.95	1460/517	1460/536
9/30/2004	5-17	Friden Court Roofs	\$ (3,869.95)	1460/517	1460/536
12/8/2005	5-9	Hilltop gutters to Vacancy Reduction	\$ (30,632.62)	1460/509	146001
12/8/2005	VR	Hilltop gutters to Vacancy Reduction	\$ 30,632.62	1460/509	146001

Total \$ -

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH10P00550102 [CFP 713] Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 12/31/05
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	757,293.00	757,293.00	757,293.00	757,293.00
3	1408 Management Improvements	335,719.33	335,719.33	335,719.33	335,719.33
4	1410 Administration	659,685.43	659,685.43	659,685.43	659,685.43
5	1411 Audit				
6	1415 Kiquidated Damages				
7	1430 Fees and Costs	566,968.95	566,968.95	566,968.95	502,967.69
8	1440 Site Acquisition				
9	1450 Site Improvements	181,775.83	181,775.83	181,775.83	181,775.83
10	1460 DweKKing Structures	4,976,488.33	4,976,488.33	4,976,488.33	4,945,855.71
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	52,262.92	52,262.92	52,262.92	52,262.92
13	1475 Nondwelling Equipment	42,742.21	42,742.21	42,742.21	39,916.78
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	7,572,936.00	7,572,936.00	7,572,936.00	7,475,476.69
22	Amount of line 21 Related to LBP Activities	125,000.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	75,000.00			
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	595,000.00			

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

PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		Status Of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operating Expenses		1406		757,293.00	757,293.00	757,293.00	757,293.00	
PHA-Wide	Resident Management and Security		1408						
	a/d. Resident Support Services, Aides and supervisors				271,265.26	271,265.26	271,265.26	271,265.26	
	1. Mgmt. Improvements Coord.								
	2. Training Services Coord.								
	3. Resident Activity Coord.								
	4. Safety Program Coord.								
	5. Clerical Support								
	6. Computer Programmer/Analyst								
	7. Software Specialist								
	8. Marketing and Communication Specialist								
	9. Communication Specialist								
	10. Maintenance Specialist								
	b/c. Maint./Mgmt. Training Program				0.00	0.00	0.00	0.00	
	e. Computer Software				0.00	0.00	0.00	0.00	
	f. Marketing program				0.00	0.00	0.00	0.00	
	g. Management Improvement Security				64,454.07	64,454.07	64,454.07	64,454.07	
PHA-Wide	Program Administration								
	Non-Technical Salaries								
	1. Clerical/Secretary								
	2. Bookkeeper		1410.1		269,481.96	269,481.96	269,481.96	269,481.96	
	3. Fiscal Program Accountant								
	4. Contract Administrator								
	5. Contract Compliance Officer								
	6. Modernization Program Mgr.								
	7. Accounting Administrator								
PHA-Wide	Technical Salaries								
	1. Development Director		1410.2		254,344.47	254,344.47	254,344.47	254,344.47	
	2. Planner/Architect								

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		Status Of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	
	3. Specification Technicians								
PHA-Wide	Employee Benefits		1410.9		134,763.65	134,763.65	134,763.65	134,763.65	
PHA-Wide	Travel Related to CFP/RHF		1410.10		0.00	0.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		1,095.35	1,095.35	1,095.35	1,095.35	
PHA-Wide	Fee and Costs								
	Architectural and Engineering		1430.1		477,777.33	477,777.33	477,777.33	413,776.07	
	Permit Fees		1430.6		878.55	878.55	878.55	878.55	
	Construction Inpection								
	4. Clerk of the Works		1430.7		88,313.07	88,313.07	88,313.07	88,313.07	
	5. Construction Inpection								
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		15,835.23	15,835.23	15,835.23	13,009.80	
	2. Marketing Equipment		1475.1		0.00	0.00	0.00	0.00	
	3. Telephone Equipment		1475.1		0.00	0.00	0.00	0.00	
	4. Computer Hardware		1475.1		0.00	0.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		2,567.00	2,567.00	2,567.00	2,567.00	
	6. Vehicle Replacement		1475.7		19,624.98	19,624.98	19,624.98	19,624.98	
	7. Community Space Equipment		1475.3		4,715.00	4,715.00	4,715.00	4,715.00	
PHA-Wide	Relocation		1495.1		0.00	0.00	0.00	0.00	
PHA-Wide	Contingency		1502		0.00	0.00	0.00	0.00	
CO, Central Office	Paint, patch and seal parking lot	1	1450	100%	7,160.52	7,160.52	7,160.52	7,160.52	Complete
OH5-1 Parkside Homes	Demo existing and Install new signage throughout site	2	1450	100%	8,162.37	8,162.37	8,162.37	8,162.37	Complete

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

PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-1 Parkside Homes	Emergency Security Lighting	3	1450	100%	10,600.00	10,600.00	10,600.00	10,600.00	Complete
OH5-1 Parkside Homes	Replace utility pole located at 510 E. Helena and 515 Tiffin	4	1450	1	5,388.58	5,388.58	5,388.58	5,388.58	Complete
OH5-1 Parkside Homes	Relocate Utilities	5	1460		35,816.21	35,816.21	35,816.21	35,816.21	Complete
OH5-2 Desoto Bass	Replace mansard roofs Phase IV	6	1460	7 bldgs	714,163.62	714,163.62	714,163.62	714,163.62	Complete
OH5-2 Desoto Bass	Relocate utilities	7	1460		7,749.18	7,749.18	7,749.18	7,749.18	Complete
OH5-2 Desoto Bass	Install signage throughout site	8	1450		12,261.08	12,261.08	12,261.08	12,261.08	Complete
OH5-2 Desoto Bass	Install sewer piping, emergency work done due to damage from construction	9	1450		2,430.37	2,430.37	2,430.37	2,430.37	Complete
OH5-6 Arlington Court	Repair/replace HVAC & drains- community room	10	1470	1 bldg	10,954.42	10,954.42	10,954.42	10,954.42	Complete
OH5-8 Cliburn Manor	Install building addresses and numbers	11	1460	100%	7,526.53	7,526.53	7,526.53	7,526.53	Complete
OH5-9 Hilltop Homes	Sewer cleanout as part of downspout project	12	1450	4	9,686.00	9,686.00	9,686.00	9,686.00	Complete
OH5-9 Hilltop Homes	Replace gutters & downspouts; building exteriors and trash enclosures	13	1460	1/2 site	166,400.00	135,767.38	135,767.38	135,767.38	Complete
OH5-9 Hilltop Homes	Concrete walks and drive replacement, curb replacement, storm sewer, catch basin and erosion control, regrading and loading dock partial slab replacement	14	1450	Site	82,383.00	82,383.00	82,383.00	82,383.00	Complete
OH5-9 Hilltop Homes	Replace roof office/daycare building	15	1470	1 bldg	18,000.00	18,000.00	18,000.00	18,000.00	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-9 Hilltop Homes	Replace deteriorated siding, correct building exterior	16	1460	25 bldgs	238,934.00	238,934.00	238,934.00	238,934.00	Complete
OH5-10 Wilkinson Plaza	Installation of Fire System exit doors to code	17	1460	1 bldg	4,823.00	4,823.00	4,823.00	4,823.00	Complete
OH5-12C 42 Helena St.	Pipe Lining-sewer lateral	18	1460	1 bldg	14,500.00	14,500.00	14,500.00	14,500.00	Complete
OH5-14 Wentworth	Water Heater & Boiler Replacement	19	1460	100%	524,000.00	524,000.00	524,000.00	524,000.00	Complete
OH5-15G Woodview	Roof Repairs	20	1460	55 units	2,950.35	2,950.35	2,950.35	2,950.35	Complete
OH5-17 Wilmington	Efficiency Conversion to 1 bedroom	21	1460	54 eff	1,262,518.74	1,262,518.74	1,262,518.74	1,262,518.74	Complete
OH5-17 Wilmington	Upgrade elevators to code	22	1460	1 bldg	680,124.03	680,124.03	680,124.03	680,124.03	Complete
OH5-18A Revere Ave.	Replace roofs, gutters and downspouts	23	1460	1 bldg	9,942.50	9,942.50	9,942.50	9,942.50	Complete
OH5-20 Dunbar Manor	Replace electrical meter panels	24	1460	100%	30,386.85	30,386.85	30,386.85	30,386.85	Complete
OH5-23 Triangleview	Repair roofs	25	1460	7 bldgs	9,392.50	9,392.50	9,392.50	9,392.50	Complete
OH5-23 Triangleview	Roof Repair (Embury Park)	26	1470	1	21,183.50	21,183.50	21,183.50	21,183.50	Complete
OH5-26 Grand Hi-Rise	Vinyl fencing on retaining wall	27	1450	1	5,955.21	5,955.21	5,955.21	5,955.21	Complete
OH5-26 Grand Hi-Rise	Upgrade Electrical services in community kitchen	28	1470	1	2,125.00	2,125.00	2,125.00	2,125.00	Complete
OH5-26 Grand Hi-Rise	Investigate and report on water intrusion	29	1460	1 bldg	6,271.47	6,271.47	6,271.47	6,271.47	Complete
OH5-31 Malden	Remove and reinstall roof, gutters and downspouts	30	1460	10 bldgs	5,993.15	5,993.15	5,993.15	5,993.15	Complete
OH5-32A Caliph Court	Comprehensive Modernization	33	1460	25 units	236,623.33	236,623.33	236,623.33	236,623.33	Complete

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

PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-34 Scattered Sites	Replace roof at 601/618 Bunche and 1024 Ingram	34	1460	2 bldgs	17,547.50	17,547.50	17,547.50	17,547.50	Complete
OH5-34 Scattered Sites	Repair and replace roof, gutters and downspouts, Second Street	35	1460	4 bldgs	13,868.50	13,868.50	13,868.50	13,868.50	Complete
OH5-36 Friden Ct	Replace roofs	36	1460	100%	93,869.95	93,869.95	93,869.95	93,869.95	Complete
OH5-40 Madrid Estates	Remove and replace roofs	37	1460	21 units	159,739.80	159,739.80	159,739.80	159,739.80	Complete
OH5-45 Hallmark Meridian	Replace carpeting throughout building	38	1460	100%	31,710.57	31,710.57	31,710.57	31,710.57	Complete
Authority-Wide	Concrete/Asphalt Work- Phase I	39	1450		37,748.70	37,748.70	37,748.70	37,748.70	Complete
Authority-Wide	VACANCY REDUCTION	40	1460		701,636.55	732,269.17	732,269.17	701,636.55	In-Progress

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	7/05		12/04	7/06		11/05	
Central Office	7/05		10/02	7/06		10/03	
OH5-1 Parkside Homes	7/05		9/02	7/06		11/03	
OH5-2 Desoto Bass	7/05		9/02	7/06		5/04	
OH5-6 Arlington Court	7/05		11/02	7/06		6/03	
OH5-9 Hilltop Homes	7/05		9/02	7/06		11/05	
OH5-10 Wilkinson	7/05		8/02	7/06		12/04	
OH5-12C 42 Helena St	7/05		1/03	7/06		11/03	
OH5-13B 218 Kammer	7/05		-	7/06		-	
OH5-15C 2332 Germantown	7/05		-	7/06		-	
OH5-14 Wentworth	7/05		7/03	7/06		12/04	
OH5-15H 200 Hawthorn	7/05		-	7/06		-	
OH5-15G Woodview	7/05		8/02	7/06		12/02	
OH5-17 Wilmington	7/05		4/03	7/06		11/05	

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

PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. CFP 713 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-18A Revere Ave	7/05		8/02	7/06		12/02	
OH5-20 Dunbar Manor	7/05		2/03	7/06		12/04	
OH5-23 Triangleview	7/05		8/02	7/06		12/02	
OH5-26 Grand Hi-Rise	7/05		3/03	7/06		9/03	
OH5-31 Malden	7/05		8/02	7/06		12/02	
OH5-32A Caliph Court	7/05		5/04	7/06		12/04	
OH5-34 Scattered Sites	7/05		8/02	7/06		12/02	
OH5-35 Channingway	7/05		12/04	7/06		-	
OH5-36 Friden Court	7/05		12/04	7/06		11/05	
OH5-40 Madrid Estates	7/05		12/02	7/06		2/04	
OH5-45 Hallmark Meridian	7/05		1/03	7/06		4/03	
OH5-47 Winston Woods	7/05		12/04	7/06		-	
OH5-48 Riverside Estates	7/05		12/04	7/06		-	
Authority-wide	7/05		5/04	7/06		12/04	

<i>Date</i>	<i>Site</i>	<i>Work Item</i>	<i>Increase</i>	<i>Decrease</i>	<i>From</i>	<i>To</i>
9/30/04	5-2	904 Building change - Roof only	\$ 2,500.00		146000	1470/502
9/30/04	5-2	904 Building change - Roof only		\$ (2,500.00)	146000	1470/502
9/30/04	5-2	Slate Roofs	\$ 27,500.00		146000	1460/502
9/30/04	5-2	Slate Roofs		\$ (27,500.00)	146000	1460/502
9/30/04	5-28	Pompano Circle Electrical Service Panels	\$ 50,000.00		1502	1460/528
9/30/04	5-48	Riverside Door Project	\$ 7,125.00		1502	1460/548
9/30/04	1502	Pompano Circle Electrical Service Panels		\$ (50,000.00)	1502	1460/528
9/30/04	1502	Riverside Door Project		\$ (7,125.00)	1502	1460/548
9/30/04	5-6	Arlington Demo Project	\$ 43,472.00			
9/30/04	5-6	Arlington Demo Project		\$ (43,472.00)		
9/30/04	1410.19	Permit Fees to Mileage & Tuition	\$ 10,000.00		143006	141019
9/30/04	1408.C	Permit Fees to Training	\$ 10,000.00		143006	140803
9/30/04	1430.6	Permit Fees		\$ (20,000.00)	143006	Various
9/30/04	5-7A	Vacancy Reduction to Westdale Laundry	\$ 1,417.00		146001	1460/571
9/30/04	1460AW	Vacancy Reduction to Westdale Laundry		\$ (1,417.00)	146001	1460/571
9/30/04	5-9	Hilltop Siding Project		\$ (238,934.00)	715/1460	713/1460
9/30/04	5-17	Wilmington Efficiency Program		\$ (624,560.07)	715/1460	713/1460
9/30/04	5-32A	Caliph Community Building	\$ 400,000.00		1470	1460/532A

9/30/04	5-32A	Caliph Comp Mod	\$	463,494.07	Tsfr fm CFP 713	1460/532A
9/30/04	1485	Remove Hawthorne & Kammer Demolitions	\$	(22,956.49)	148500	1485/506
9/30/04	5-6	Pending credit from Hawthorne & Kammer Demos	\$	22,956.49	148500	1485/506
2/28/05	1475.2	Maintenance Equipment to Vehicle Replacement	\$	30,000.00	1475.2	1475.7
2/28/05	1475.7	Maintenance Equipment to Vehicle Replacement	\$	(30,000.00)	1475.2	1475.7
2/28/05	5-32A	Comp Mod to Wentworth Sprinklers	\$	(400,000.00)	1470/532A	1460/514
2/28/05	5-14	Comp Mod to Wentworth Sprinklers	\$	400,000.00	1470/532A	1460/514
2/28/05	5-26	Comp Mod to Exterior Renovations	\$	265,000.00	1460/532A	1460/526
2/28/05	5-17	Comp Mod to Efficiency Conversion	\$	48,494.07	1460/532A	1460/517
2/28/05	5-17	LBP Abatement to Efficiency Conversion	\$	50,000.00	1460/LBP	1460/517
2/28/05	5-17	Hardwire Smoke Alarms to Efficiency Conversion	\$	50,000.00	1460/ALARMS	1460/517
2/28/05	5-28	Hardwire Smoke Alarms to Electrical Panels	\$	50,000.00	1460/ALARMS	1460/528
2/28/05	5-32A	Comprehensive Modernization	\$	(463,494.07)	1460/532A	VARIOUS
2/28/05	5-48	Contingency to Replace Roofs	\$	8,018.00	1502	1460/548
2/28/05	5-7A	Contingency to Laundry Facilities	\$	1,394.20	1502	1470/571
2/28/05	5-14	Comp Mod to Wentworth Sprinklers	\$	87,000.00	1460/532A	1460/514
2/28/05	5-2	Comp Mod to Desoto fire burned bldgs	\$	25,000.00	1460/532A	1485/502
2/28/05	VR	Comp Mod to Vacancy Reduction	\$	38,000.00	1460/532A	1460AW

2/28/05	LBP	LBP Paint Abatement		\$	(50,000.00)	1460/LBP	VARIOUS
2/28/05	ALARMS	Hardwire Smoke Alarms		\$	(100,000.00)	1460/ALARMS	VARIOUS
2/28/05	1502	Contingency		\$	(9,412.20)	1502	VARIOUS
2/28/05	5-7A	Westdale hallways to Wilkinson Hallways		\$	(20,000.00)	1460/571	1460/510
2/28/05	5-10	Westdale hallways to Wilkinson Hallways	\$	20,000.00		1460/571	1460/510
2/28/05	5-06	Part Demo of Site to Demo of fire burned bldgs		\$	(22,956.49)	1485/506	1485/502
2/28/05	5-02	Part Demo of Site to Demo of fire burned bldgs	\$	22,956.49		1485/506	1485/502
2/28/05	1502	Contingency to Operating (Section 3 Consultant)		\$	(20,000.00)	1502	1406
2/28/05	1406	Contingency to Operating (Section 3 Consultant)	\$	20,000.00		1502	1406
3/4/05	5-2	Contingency to Slate Roofs	\$	8,780.00		1502	1460/502
3/4/05	5-2	904 Bldg Roofs to Slate Roofs	\$	890.00		1470/502	1460/502
3/4/05	5-2	904 Bldg Roofs to Slate Roofs		\$	(890.00)	1470/502	1460/502
3/4/05	1502	Contingency to Slate Roofs		\$	(8,780.00)	1502	1460/502
3/29/05	5-26	Building Exterior to Sprinkler System		\$	(116,728.00)	1460/526	1460/514
3/29/05	5-9	Building Exterior to Sprinkler System		\$	(82,439.00)	1460/509	1460/514
3/29/05	5-7A	Carpet to Sprinkler System		\$	(1,833.00)	1460/57A	1460/514
3/29/05	5-14	Various to Sprinkler System	\$	201,000.00		VARIOUS	1460/514
4/19/05	1410.19	Relocation to Sundry	\$	25,527.98		1495.1	1410.19
4/19/05	1495.1	Relocation to Sundry		\$	(25,527.98)	1495.1	1410.19

5/4/05	5-10	Contingency to Painting Hallways	\$	11,200.00	1502	1460/510
5/4/05	1502	Contingency to Painting Hallways		\$ (11,200.00)	1502	1460/510
5/18/05	5-71	Contingency to Floors	\$	3,405.02	1502	1460/571
5/18/05	1502	Contingency to Floors		\$ (3,405.02)	1502	1460/571
5/24/05	5-14	Sprinkler System to Authority-Wide Trees		\$ (12,500.00)	1460/514	145001
5/24/05	1450AW	Sprinkler System to Authority-Wide Trees	\$	12,500.00	1460/514	145001
6/13/05	5-28	Upgrade Electrical to Vacancy Reduction		\$ (50,000.00)	1460/528	146001
6/13/05	5-53	Exterior to Vacancy Reduction		\$ (53,755.83)	1460/553	146001
6/13/05	1460VR	Electrical & Exterior to Vacancy Reduction	\$	103,755.83	VARIOUS	146001
7/15/05	1460VR	Vacancy Reduction to Hilltop siding		\$ (8,439.00)	1460AW	1460/509
7/15/05	5-9	Vacancy Reduction to Hilltop siding	\$	8,439.00	1460AW	1460/509
10/13/05	LBP	Lead Based Paint to Vacancy Reduction		\$ (44,027.00)	146002	146001
10/13/05	VR	Lead Based Paint to Vacancy Reduction	\$	44,027.00	146002	146001
10/13/05	528	Deteriorated Bricks to Vacancy Reduction		\$ (136.48)	1460/528	146001
10/13/05	VR	Deteriorated Bricks to Vacancy Reduction	\$	136.48	1460/528	146001
10/13/05	1502	Contingency to Vacancy Reduction		\$ (12,717.18)	1502	146001
10/13/05	VR	Contingency to Vacancy Reduction	\$	12,717.18	1502	146001
10/13/05	502	Roofs to Vacancy Reduction		\$ (890.00)	1460/502	146001

10/13/05	VR	Roofs to Vacancy Reduction	\$	890.00		1460/502	146001
10/27/05	517	Efficiency Conversion to Vacancy Reduction			\$	(148,494.07)	1460/517 146001
10/27/05	VR	Efficiency Conversion to Vacancy Reduction	\$	148,494.07		1460/517	146001
11/22/05	1430.6	Permits to Training for CFP	\$	5,000.00		1410.10	1430.6
11/22/05	1410.1	Permits to Training for CFP			\$	(5,000.00)	1410.10 1430.6
11/22/05	506	Partial Demo to AW Asphalt	\$	(402.00)		1450/506	1450AW
11/22/05	ASPHALT	Partial Demo to AW Asphalt			\$	402.00	1450/506 1450AW
11/22/05	526	Building Exterior to Vacancy Reduction	\$	(77,843.00)		1460/526	146001
11/22/05	1460VR	Building Exterior to Vacancy Reduction			\$	77,843.00	1460/526 146001
12/8/05	5-53	Wolfcreek exterior to Vacancy Reduction	\$	(4.46)		1460/553	146001
12/8/05	1460VR	Wolfcreek exterior to Vacancy Reduction			\$	4.46	1460/553 146001
12/8/05	145001	AW Asphalt to Operating (Fire burned units)	\$	(26,111.90)		145001	140600
12/8/05	140600	AW Asphalt to Operating (Fire burned units)			\$	26,111.90	145001 140600
12/8/05	145001	Upgrade lighting to Operating (Fire burned units)	\$	(21,402.76)		145001	140600
12/8/05	140600	Upgrade lighting to Operating (Fire burned units)			\$	21,402.76	145001 140600
12/8/05	148500	Arlington burned to Hilltop burned	\$	(1,009.33)		148500	148500
12/8/05	148500	Arlington burned to Hilltop burned			\$	1,009.33	148500 148500
			TOTAL \$	2,662,840.42	\$	(2,662,840.42)	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No. OH10P00550103 [715]	2003
	Replacement Housing Factor Grant No:	

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 12/31/05
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	605,802.00	653,316.66	653,316.66	653,316.66
3	1408 Management Improvements	335,000.00	335,000.00	333,381.32	331,182.52
4	1410 Administration	498,329.98	503,329.98	494,737.73	480,133.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	441,685.00	436,685.00	434,183.75	333,343.56
8	1440 Site Acquisition				
9	1450 Site Improvements	715,607.56	668,092.90	668,092.90	668,092.90
10	1460 Dwelling Structures	2,941,549.57	2,954,266.75	2,930,556.82	1,988,134.96
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	4,421.20	4,421.20	4,421.20	4,421.20
13	1475 Nondwelling Equipment	100,000.00	100,000.00	38,649.84	38,649.84
14	1485 Demolition	178,437.49	178,437.49	109,965.40	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	24,472.02	24,472.02	24,472.02	24,472.02
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	12,717.18	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	5,858,022.00	5,858,022.00	5,691,777.64	4,521,747.05
22	Amount of line 21 Related to LBP Activities	100,000.00			
23	Amount of line 21 Related to Section 504 complianc	100,000.00			
24	Amount of line 21 Related to Security - Soft Costs	75,000.00			
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measur	250,000.00			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. OH10P00550103 [715] Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operating Expenses		1406		605,802.00	653,316.66	653,316.66	653,316.66	
PHA-Wide	Resident Management and Security		1408						
	a/d. Resident Support Services, Aides and supervisors				250,000.00	250,000.00	250,000.00	250,000.00	
	1. Contract Administrator								
	2. Quality Control								
	3. Inventory Control Specialist								
	4. Manager Information Technology								
	5. Maintenance Data Entry Clerk								
	6. Computer Specialist								
	7. Maintenance Data Entry Clerk								
	8. Maintenance Superintendent								
	9. Maintenance Superintendent								
	10. Security Coordinator								
	b/c. Maint./Mgmt. Training Program				10,000.00	10,000.00	8,381.32	8,381.32	
	e. Computer Software				0.00	0.00	0.00	0.00	
	f. Marketing program				0.00	0.00	0.00	0.00	
	g. Management Improvement Security				75,000.00	75,000.00	75,000.00	72,801.20	
	Program Administration								
PHA-Wide	Non-Technical Salaries								
	1. Clerical/Secretary		1410.1		160,802.00	160,802.00	160,802.00	160,802.00	
	2. Bookkeeper								
	3. Contract Administrator								
	4. Accounting Administrator								
	5. Accounting Administrator								
	6. Modernization Program Mgr.								
PHA-Wide	Technical Salaries								
	1. Development Director		1410.2		150,000.00	150,000.00	150,000.00	150,000.00	
	2. Specification Technician								
	3. Specification Technician								
PHA-Wide	Employee Benefits		1410.9		147,000.00	147,000.00	147,000.00	132,395.66	
PHA-Wide	Travel/Training Related to CFP/RHF		1410.10		3,000.00	8,000.00	3,000.00	3,000.00	
PHA-Wide	Sundry Administration		1410.19		37,527.98	37,527.98	33,935.73	33,935.73	

PHA-Wide	Fee and Costs								
	Architectural and Engineering		1430.1		336,685.00	336,685.00	334,183.75	233,343.56	
	Permit Fees		1430.6		5,000.00	0.00	0.00	0.00	
	Construction Inspection								
	3. Clerk of the Works		1430.7		100,000.00	100,000.00	100,000.00	100,000.00	
	4. Construction Inspector								
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		0.00	0.00	0.00	0.00	
	2. Marketing Equipment		1475.1		0.00	0.00	0.00	0.00	
	3. Telephone Equipment		1475.1		0.00	0.00	0.00	0.00	
	4. Computer Hardware		1475.1		50,000.00	50,000.00	3,940.00	3,940.00	
	5. Maintenance Equipment		1475.2		20,000.00	20,000.00	4,709.84	4,709.84	
	6. Vehicle Replacement		1475.7		30,000.00	30,000.00	30,000.00	30,000.00	
PHA-Wide	Relocation		1495.1		24,472.02	24,472.02	24,472.02	24,472.02	
PHA-Wide	Contingency		1502		12,717.18	0.00	0.00	0.00	
OH5-1 Parkside Homes	Security lighting improvements	1	1450	100%	318,132.96	318,132.96	318,132.96	318,132.96	Complete
OH5-2 Desoto Bass	Demolition of fire burned buildings	2	1485	1 bldg	88,422.82	88,422.82	39,498.67	0.00	In Progress
OH5-2 Desoto Bass	Repair Slate roofs	3	1460	18 bldgs	37,170.00	36,280.00	36,280.00	36,280.00	Complete
OH5-2 Desoto Bass	Repair 904 Building roof	4	1470	1 bldg	1,610.00	1,610.00	1,610.00	1,610.00	Complete
OH5-6 Arlington Court	Partial Demolition of site in conjunction with HOPE VI Demolition	5	1485	1 bldg	0.00	0.00	0.00	0.00	Cancel
OH5-6 Arlington Court	Partial Demolition of site in conjunction with HOPE VI Demolition	6	1450	1/2 site	179,974.60	179,572.60	179,572.60	179,572.60	Complete
OH5-6 Arlington Court	Demolition of fire burned buildings	7	1485	1 bldg	47,020.34	46,011.01	26,463.07	0.00	In Progress
OH5-7A Westdale	Remove carpet in hallways and replace with tile	8	1460	1 bldg	61,572.02	61,572.02	61,572.02	61,572.02	Complete
OH5-7A Westdale	Reinstall Laundry for family sites	9	1470	140 sq ft	2,811.20	2,811.20	2,811.20	2,811.20	Complete
OH5-9 Hilltop Homes	Demolition of fire burned buildings	10	1485	1 bldg	42,994.33	44,003.66	44,003.66	0.00	In Progress
OH5-9 Hilltop Homes	Replace deteriorated siding, correct building exterior	11	1460	25 bldgs	424,952.91	433,391.91	433,391.91	433,391.91	Complete
OH5-10 Wilkinson Plaza	Paint interior hallways	12	1460	14 flrs	91,200.00	91,200.00	91,200.00	85,280.00	In Progress

OH5-14 Wentworth	Fire protection sprinkler system	13	1460	1 bldg	675,500.00	675,500.00	651,794.53	0.00	In Progress
OH5-17 Wilmington	Efficiency Conversion	14	1460	20	337,814.97	189,320.90	189,320.90	189,320.90	Complete
OH5-26 Grand Avenue	Corrective action on building exterior	15	1460	1 bldg	458,277.00	380,434.00	380,434.00	380,434.00	Complete
OH5-28 Pompano Circle	Replace deteriorated bricks	16	1460	1 bldg	17,000.00	16,863.52	16,863.52	16,863.52	Complete
OH5-28 Pompano Circle	Upgrade electrical Service Panels	17	1460	31 units	50,000.00	50,000.00	50,000.00	50,000.00	Complete
OH5-32A Caliph Court	Comprehensive Modernization	18	1460	3 bldgs	0.00	0.00	0.00	0.00	Cancel
OH5-32A Caliph Court	Comprehensive Modernization	19	1470	1 bldg	0.00	0.00	0.00	0.00	Cancel
OH5-48 Riverside	Replace roofs	20	1460	2 bldgs	31,018.00	31,018.00	31,018.00	31,018.00	Complete
OH5-48 Riverside	Replace entrance doors	21	1460	100%	7,125.00	7,125.00	7,125.00	7,125.00	Complete
OH5-53 Wolf Creek	Exterior weather tightness, improve drainage	22	1460		135,244.17	135,239.71	135,239.71	135,239.71	Complete
Authority-W	Concrete/Asphalt Work - Phase II	23	1450		70,000.00	70,000.00	70,000.00	70,000.00	Complete
Authority-W	Trim Trees to increase lighting	24	1450		62,500.00	62,500.00	62,500.00	62,500.00	Complete
Authority-W	LBP Abatement	25	1460		50,000.00	5,973.00	5,973.00	5,973.00	Complete
Authority-W	VACANCY REDUCTION	26	1460		564,675.50	840,348.69	840,344.23	555,636.90	In Progress
Authority-W	Asphalt replacement	27	1450		35,000.00	9,290.10	9,290.10	9,290.10	Complete
Authority-W	Hardwire smoke alarms	28	1460		0.00	0.00	0.00	0.00	Cancel
Authority-W	Upgrade Security Lighting	29	1450		50,000.00	28,597.24	28,597.24	28,597.24	Complete

Annual Statement/Performance and Evaluation Report							Capital
Fund Program and Capital Fund Program Repla							
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. 715 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA -WIDE	9/05			9/07			
OH5-1 Parkside Homes	9/05		9/03	9/07		9/03	
OH5-2 Desoto Bass	9/05			9/07			
OH5-6 Arlington Court	9/05		5/04	9/07			
OH5-9 Hilltop Homes	9/05			9/07			
OH5-10 Wilkinson Plaza	9/05			9/07			
OH5-13B 218 Kammer	9/05			9/07			
OH5-15H Fitch/Hawthorn	9/05		10/03	9/07		10/03	
OH5-17 Wilmington	9/05		12/04	9/07			
OH5-26 Grand Avenue	9/05			9/07			
OH5-28 Pompano Circle	9/05		12/04	9/07		12/04	
OH5-32A Caliph Court	9/05			9/07			
OH5-48 Riverside	9/05			9/07			
OH5-53 Wolfcreek	9/05			9/07			
Authority-wide	9/05		2/04	9/07			

<i>Date</i>	<i>Site</i>	<i>Work Item</i>	<i>Increase</i>	<i>Decrease</i>	<i>From</i>	<i>To</i>
2/28/05	5-14	Efficiency Conversion to Building Exterior	\$ 120,000.00		1460/517	1460/514
2/28/05	5-17	Efficiency Conversion to Building Exterior		\$ (120,000.00)	1460/517	1460/514
2/28/05	5-15G	Woodview flooring to Triangleview basements		\$ (75,000.00)	1460/515	1460/523
2/28/05	5-23	Efficiency Conversion to Building Exterior	\$ 75,000.00		1460/515	1460/523
4/25/05	5-17	Efficiency Conversion to Waterproof Basements		\$ (76,302.00)	1460/517	1460/523
4/25/05	5-23	Efficiency Conversion to Waterproof Basements	\$ 76,302.00		1460/517	1460/523
5/24/05	5-47	Winston Woods Lighting to Authority-Wide Trees		\$ (8,120.00)	1450/547	145001
5/24/05	1450AW	Winston Woods Lighting to Authority-Wide Trees	\$ 8,120.00		1450/547	145001
10/13/05	514	Building Exterior to Windows		\$ (68,845.00)	1460/514	1460/535
10/13/05	535	Building Exterior to Windows	\$ 68,845.00		1460/514	1460/535
10/13/05	510	Roofs to Windows		\$ (313.00)	1460/510	1460/535
10/13/05	535	Roofs to Windows	\$ 313.00		1460/510	1460/535
12/8/05	5-15C	2332 Germantown to Channingway windows	\$ (5,000.00)		148500	1460/535
12/8/05	5-35	2332 Germantown to Channingway windows		\$ 5,000.00	148500	1460/535
12/8/05	5-14	Wentworth exterior to Channingway windows	\$ (18,063.00)		1460/514	1460/535
12/8/05	5-35	Wentworth exterior to Channingway windows		\$ 18,063.00	1460/514	1460/535
			TOTAL \$ 325,517.00	\$ (325,517.00)		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHE) Part I: Summary					
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. OH10P00550203 [717] Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements	75,000.00	66,875.00	60,250.00	60,250.00
10	1460 Dwelling Structures	1,226,382.00	1,239,507.00	1,196,872.17	994,297.17
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	5,000.00	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,306,382.00	1,306,382.00	1,257,122.17	1,054,547.17
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 complianc				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measu				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. OH10P00550203 [717] Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Revised Annual Statement (revision no:)	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-6 Arlington Court	Repair roofs, gutters, downspouts as needed	1	1460	6 bldgs	25,552.00	25,552.00	25,552.00	25,552.00	Complete
OH5-10 Wilkinson	Repair Roof & install railing at hatches	2	1460	1 bldg	30,000.00	29,687.00	29,687.00	29,687.00	Complete
OH5-15C Germantown	Demolition of 2332 Germantown St via City of Dayton nuisance abatement	3	1485	1 bldg	5,000.00	0.00	0.00	0.00	Cancelled
OH5-14 Wentworth	Paint and caulk building exterior	4	1460	1 bldg	250,000.00	163,092.00	163,092.00	146,782.80	In Progress
OH5-15G Woodview	Repair flooring	5	1460	57 units	0.00	0.00	0.00	0.00	Cancelled
OH5-17 Wilmington	Efficiency to 1 bedroom conversion	6	1460	20%	183,302.38	183,302.38	183,302.38	183,302.38	Complete
OH5-17 Wilmington	Efficiency to 1 bedroom conversion	7	1460	54 eff	316,103.62	316,103.62	308,158.79	285,230.79	MOD In Progress
OH5-23 Triangleview	Waterproof basements, repair drainage problem	8	1460	50 units	301,302.00	301,302.00	290,207.00	205,027.20	In Progress
OH5-35 Channingway	Replace windows and improvements	9	1460	32 units	80,122.00	180,468.00	156,873.00	78,715.00	In Progress
OH5-47 Winston Woods	Increase security lighting throughout site	10	1450	1 Site	16,880.00	8,755.00	8,755.00	8,755.00	In Progress

OH5-48 Riverside Estate	Replace entrance doors	11	1460	100%	30,000.00	30,000.00	30,000.00	30,000.00	Complete
OH5-48 Riverside Estate	Replace electric meter panels	12	1460	100%	10,000.00	10,000.00	10,000.00	10,000.00	Complete
Authority- Wide	Trim trees to increase lighting	13	1450		58,120.00	58,120.00	51,495.00	51,495.00	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Repla

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number		FY 03	Federal FY of Grant: 2003
	Capital Fund Program Grant No.			
	Replacement Housing Factor Grant No:			

Development Number Name/H A-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)				Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual		
OH5-6 Arlin	2/06		7/04	2/08		12/04		
OH5-10 Wi	2/06		8/04	2/08				
OH5-15C G	2/06			2/08				
OH5-14 We	2/06			2/08				
OH5-15G W	2/06			2/08				
OH5-17 Wi	2/06		5/04	2/08				
OH5-23 Tri	2/06			2/08				
OH5-35 Cha	2/06			2/08				
OH5-47 Wi	2/06			2/08				
OH5-48 Riv	2/06		12/04	2/08				
Authority-w	2/06			2/08				

<i>Date</i>	<i>Site</i>	<i>Work Item</i>	<i>Increase</i>	<i>Decrease</i>	<i>From</i>	<i>To</i>
2/28/05	1475.2	Maint Equip to Vehicle Replacement		\$ (75,000.00)	1475.2	1475.7
2/28/05	1475.7	Maint Equip to Vehicle Replacement	\$ 75,000.00		1475.2	1475.7
2/28/05	5-10	Olive Hills Cabinets to Wilkinson Plumbing	\$ 100,000.00		1460/541	1460/510
2/28/05	5-41	Olive Hills Cabinets to Wilkinson Plumbing		\$ (100,000.00)	1460/541	1460/510
2/28/05	5-21A	Contingency to CO - Plumbing Improvements (\$26,095.57 Change Order (Feb board) - \$8,000.00 5-13W)	\$ 18,095.57		1502	1460/521A
2/28/05	1502	Contingency to CO - Plumbing Improvements (\$26,095.57 Change Order (Feb board) - \$8,000.00 5-13W)		\$ (18,095.57)	1502	1460/521A
2/28/05	1430.2	Contingency to Market Study	\$ 35,000.00		1502	1430.2
2/28/05	1430.1	Contingency to Alta Survey	\$ 15,000.00		1502	1430.1
2/28/05	1502	Contingency to Market Study & Alta Studies		\$ (50,000.00)	1502	1430.1
2/28/05	5-13W	Watervliet Exterior to Mt Crest - Upgrade Plumbing	\$ 8,000.00		1460/513W	1460/521A
2/28/05	5-21A	Watervliet Exterior to Mt Crest - Upgrade Plumbing		\$ (8,000.00)	1460/513W	1460/521A
2/28/05	5-28	Contingency to Pompano - Replace electrical services & panels (\$18,071.35 plus allowances of \$7,500.00)	\$ 25,571.35		1502	1460/5-28
2/28/05	1502	Contingency to Pompano - Replace electrical services & panels (\$18,071.35 plus allowances of \$7,500.00)		\$ (25,571.35)	1502	1460/5-28
2/28/05	5-10	Contingency to Wilkinson Plumbing	\$ 33,512.00		1502	1460/5-10
2/28/05	1502	Contingency to Wilkinson Plumbing		\$ (33,512.00)	1502	1460/5-10
2/28/05	5-26	Building Remediation to Fire Sprinklers		\$ (175,000.00)	1460/526	VARIOUS

2/28/05	1430.1	Building Remediation to A&E	\$	100,000.00		1460/526	143001
2/28/05	1430.2	Building Remediation to Consultants	\$	75,000.00		1460/526	143002
2/28/05	5-14	Wentworth Sprinklers to Winston Woods Window & Siding			\$ (300,000.00)	1460/514	1460/547
2/28/05	5-47	Wentworth Sprinklers to Winston Woods Window & Siding	\$	300,000.00		1460/514	1460/547
4/18/05	5-72	Contigency to Wood Wrapping	\$	2,270.00		1502	1460/572
4/18/05	1502	Contigency to Wood Wrapping			\$ (2,270.00)	1502	1460/572
5/4/05	5-23	Contigency to Upgrade Doorsets	\$	10,031.00		1502	1460/523
5/4/05	1502	Contigency to Upgrade Doorsets			\$ (10,031.00)	1502	1460/523
5/18/05	5-13L	Non-Dwelling items to Maintenance Equipment			\$ (6,000.00)	1470/513	1475.2
5/18/05	5-20	Non-Dwelling items to Maintenance Equipment			\$ (12,000.00)	1470/520	1475.2
5/18/05	1475.2	Non-Dwelling items to Maintenance Equipment	\$	18,000.00		VARIOUS	1475.2
5/24/05	5-14	Tree Removal to Sprinkler System	\$	12,500.00		1460/514	1450/515F
5/24/05	5-15F	Tree Removal to Sprinkler System			\$ (12,500.00)	1460/514	1450/515F
5/26/05	5-47	Various to A/C	\$	78,500.00		VARIOUS	1460/547
5/26/05	5-6	Gutter, downspouts to A/C			\$ (63,000.00)	1460/506	1460/547
5/26/05	5-13U	Drive, parking to A/C			\$ (15,500.00)	1460/513U	1460/547
6/13/05	1430.6	Permit Fee to Vacancy Reduction			\$ (25,000.00)	143006	146001
6/13/05	1430.19	Sundry Planning Costs to Vacancy Reduction			\$ (2,000.00)	143019	146001

6/13/05	1475.2	Maintenance Equipment to Vacancy Reduction	\$	(10,000.00)	147502	146001
6/13/05	5-1	Repair roofs to Vacancy Reduction	\$	(1,530.00)	1470/501	146001
6/13/05	5-2	Replace gutters to Vacancy Reduction	\$	(75,000.00)	1460/502	146001
6/13/05	5-72	Intercom & entry to Vacancy Reduction	\$	(30,000.00)	1460/572	146001
6/13/05	5-72	Seal Prototype to Vacancy Reduction	\$	(25,000.00)	1460/572	146001
6/13/05	5-9	Replace handrails to Vacancy Reduction	\$	(10,885.00)	1460/509	146001
6/13/05	5-12B	Install windows to Vacancy Reduction	\$	(3,119.00)	1460/512B	146001
6/13/05	5-13R	Replace sewer line to Vacancy Reduction	\$	(700.68)	1450/513R	146001
6/13/05	5-14	Replace alarms & devices to Vacancy Reduction	\$	(3,619.00)	1460/514	146001
6/13/05	5-15A	Smoke detectors to Vacancy Reduction	\$	(1,820.00)	1460/515A	146001
6/13/05	5-15F	Lighting Improvement to Vacancy Reduction	\$	(5,000.00)	1450/515F	146001
6/13/05	5-21A	Plumbing to Vacancy Reduction	\$	(202.68)	1460/521A	146001
6/13/05	5-23	Sewage & alarm to Vacancy Reduction	\$	(126.00)	1470/523	146001
6/13/05	5-24	Key Card system to Vacancy Reduction	\$	(5,000.00)	1460/524	146001
6/13/05	5-28	Electrical to Vacancy Reduction	\$	(15,175.00)	1460/528	146001
6/13/05	5-28	Face Brick to Vacancy Reduction	\$	(2,288.00)	1460/528	146001
6/13/05	5-47	Drainage to Vacancy Reduction	\$	(15,000.00)	1450/547	146001
6/13/05	5-47	Window & Siding to Vacancy Reduction	\$	(423,500.00)	1460/547	146001
6/13/05	1460VR	Various to Vacancy Reduction	\$	654,965.36	VARIOUS	146001

6/17/05	5-1	Repair Roofs, Soffits, & etc... to Cabinets & countertops PH 1		\$	(44,538.75)	1460/501	1460/515
6/17/05	5-15G	Repair Roofs, Soffits, & etc... to Cabinets & countertops PH 1	\$	44,538.75		1460/501	1460/515
11/22/05	1502	Contingency to Oldfield roof	\$	(15,000.00)		1502	1470/502
11/22/05	502	Contingency to Oldfield roof		\$	15,000.00	1502	1470/502
12/8/05	501	Parkside soffits to Park Manor exposed wood	\$	(460.25)		1460/501	1460/572
12/8/05	572	Parkside soffits to Park Manor exposed wood		\$	460.25	1460/501	1460/572
12/8/05	510	Wilkinson plumbing to Park Manor exposed wood	\$	(5,031.25)		1460/510	1460/572
12/8/05	572	Wilkinson plumbing to Park Manor exposed wood		\$	5,031.25	1460/510	1460/572
12/8/05	510	Wilkinson plumbing to Concrete	\$	(9,310.46)		1460/510	145001
12/8/05	145001	Wilkinson plumbing to Concrete		\$	9,310.46	1460/510	145001
12/8/05	5-15F	Tree removal to concrete	\$	(810.00)		1450/515F	145001
12/8/05	145001	Tree removal to concrete		\$	810.00	1450/515F	145001
12/8/05	5-15K	Lighting improvements to concrete	\$	(3,407.00)		1450/515K	145001
12/8/05	145001	Lighting improvements to concrete		\$	3,407.00	1450/515K	145001
12/8/05	528	Pompano brick to concrete	\$	(1,462.00)		1460/528	145001
12/8/05	145001	Pompano brick to concrete		\$	1,462.00	1460/528	145001
TOTAL			\$	1,570,503.07	\$	(1,570,503.07)	

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

PHA Name: **Dayton Metropolitan Housing Authority**

Grant Type and Number
Capital Fund Program Grant No. **OH10P00550104 [719]**
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 12/31/05 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	80,000.00	80,000.00	80,000.00	80,000.00
3	1408 Management Improvements	600,000.00	600,000.00	600,000.00	343,408.30
4	1410 Administration	520,000.00	520,000.00	520,000.00	323,832.15
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	865,000.00	865,000.00	854,453.60	606,776.64
8	1440 Site Acquisition				
9	1450 Site Improvements	72,706.32	83,478.78	66,888.32	66,888.32
10	1460 Dwelling Structures	3,321,054.60	3,310,282.14	3,016,544.90	2,134,786.28
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	75,126.00	90,126.00	47,540.00	47,540.00
13	1475 Nondwelling Equipment	153,000.00	153,000.00	150,444.00	142,170.46
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	88,000.00	88,000.00	88,000.00	5,303.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	293,520.08	278,520.08	-	-
21	Amount of Annual Grant: (sum of lines 2 - 20)	6,068,407.00	6,068,407.00	5,423,870.82	3,750,705.15
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: **Dayton Metropolitan Housing Authority**

Grant Type and Number

Capital Fund Program Grant No.

OH10P00550104 [719]

Replacement Housing Factor Grant No:

Federal FY of Grant:

2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operating Expenses		1406		80,000.00	80,000.00	80,000.00	80,000.00	
PHA-Wide	Management Improvements and Security		1408						
	a/b. Maint./Mgmt. Training Program				25,000.00	25,000.00	25,000.00	10,842.67	
	c. Salaries Contract Administrator Aquisition Specialist Quality Control Manager Inventory Specialist IT Manager Maintenance Superintendents Computer Specialist Maintenance Clerk Data Entry Clerks Security Officer				540,000.00	540,000.00	540,000.00	297,565.63	
	d. Safety				35,000.00	35,000.00	35,000.00	35,000.00	
PHA-Wide	Program Administration								
	Non-Technical Salaries 1. Clerical/Secretary 2. CFP Administrator 3. Fiscal Program Accountant 4. Contract Administrator 5. Modernization Program Mgr.		1410.1		175,000.00	175,000.00	175,000.00	175,000.00	

	HOPE VI 10% Leveraged 6. Accounting Administrator 7. Contract Compliance Officer									
PHA-Wide	Technical Salaries									
	1. Development Director HOPE VI Leveraged 25%		1410.2		225,000.00	225,000.00	225,000.00	95,773.43		
	2. Construction Coordinators 3. Modernization Manager Employee Benefits		1410.9		120,000.00	120,000.00	120,000.00	53,058.72		
PHA-Wide	Fee and Costs									
	Architectural and Engineering		1430.1		635,000.00	635,000.00	626,877.21	410,610.25		
	Consulting		1430.2		110,000.00	110,000.00	107,576.39	76,166.39		
	Permit Fees		1430.6		0.00	0.00	0.00	0.00		
	Construction Inspection									
	1. Clerk of the Works		1430.7		120,000.00	120,000.00	120,000.00	120,000.00		
	2. Construction Inspection									
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00		
PHA-Wide	Non-Dwelling Equipment									
	1. Office Equipment		1475.1		20,000.00	20,000.00	18,044.00	16,544.00		
	2. Maintenance Equipment		1475.2		8,000.00	8,000.00	8,000.00	8,000.00		
	3. Computer Hardware		1475.4		50,000.00	50,000.00	50,000.00	43,226.46		
	4. Vehicle Replacement		1475.7		75,000.00	75,000.00	74,400.00	74,400.00		
PHA-Wide	Relocation		1495.1		88,000.00	88,000.00	88,000.00	5,303.00		
PHA-Wide	Contingency		1502		293,520.08	278,520.08	0.00	0.00		
OH5-1 Parkside Homes	Repair soffits, eaves, gutters, attic vents, & downspouts	1	1460	20 bldgs	26,179.25	25,719.00	25,719.00	25,719.00	Complete	
OH5-1 Parkside Homes	Repair roofs daycare/office & maintenance buildings	2	1470	3 bldgs	17,752.00	17,752.00	17,752.00	17,752.00	Complete	
OH5-2 DeSoto Bass	Replace office/maintenance bldg. Roof at 811 C	3	1470	1 bldg	15,000.00	30,000.00	0.00	0.00	In Progress	
OH5-2 DeSoto Bass	Replace gutters and downspouts in area	4	1460	18 bldgs	0.00	0.00	0.00	0.00	Cancelled	
OH5-6 Arlington	Replace gutters and downspouts, through out site	5	1460	13 bldgs	0.00	0.00	0.00	0.00	Cancelled	
OH5-7A Westdale	Reinstall laundry for family sites residents	6	1470	140 sq. ft.	15,000.00	15,000.00	15,000.00	15,000.00	Complete	
OH5-7B Park Manor	Wrap exposed wood in-lieu of painting	7	1460	5 bldgs	37,270.00	42,761.50	36,532.50	36,532.50	Complete	

OH5-7B Park Manor	Intercom & entry access restoration/replace	8	1460	1 system	0.00	0.00	0.00	0.00	Cancelled
OH5-7B Park Manor	Assess and seal prototype windows	9	1460	77 ea	0.00	0.00	0.00	0.00	Cancelled
OH5-9 Hilltop	Boiler/AC for office, maintenance, & daycare	10	1470	1 system	25,000.00	25,000.00	12,414.00	12,414.00	Complete
OH5-9 Hilltop	Replace handrails at front and rear steps	11	1460	210 ea	4,115.00	4,115.00	3,796.53	0.00	In Progress
OH5-10 Wilkinson	Refurbish high rise plumbing, 1st phase	12	1460	1 unit	173,512.00	159,170.29	159,170.29	159,170.29	Complete
OH5-12B Rosemont	Install replacement vinyl windows for existing	13	1460	116	56,881.00	56,881.00	56,881.00	56,881.00	Complete
OH5-13L Embury Park	Remodel bathroom & storage area	14	1470	1	0.00	0.00	0.00	0.00	Cancelled
OH5-13W Watervliet	Replace exterior door sets & storms	15	1460	8	0.00	0.00	0.00	0.00	Cancelled
OH5-13U Salem Avenue	Replace drive, parking with guardrail system	16	1450	1400 sq ft	0.00	0.00	0.00	0.00	Cancelled
OH5-13R 111 Cherry Street	Replace collapsed/shifted sewer line	17	1450	24 ft	3,799.32	3,799.32	3,799.32	3,799.32	Complete
OH5-14 Wentworth	Fire protection sprinkler system	18	1460	1 bldg	12,500.00	12,500.00	0.00	0.00	Tsfr fm 715
OH5-14 Wentworth	Replace door alarms & emergency devices	19	1460	7	11,381.00	11,381.00	11,381.00	11,381.00	Complete
OH5-15A Huffman & Parnell	Hardwire smoke detectors	20	1460	12 units	4,180.00	4,180.00	4,180.00	4,180.00	Complete
OH5-15F Riverview	Tree removal & stump grinding	21	1450	27 lg	15,500.00	14,690.00	14,690.00	14,690.00	Complete
OH5-15F Riverview	Lighting Improvements	22	1450	Site	0.00	0.00	0.00	0.00	Cancelled
OH5-15G Woodview	Kitchen cabinets & counters only, Phase 1	23	1460	20 units	94,538.75	94,538.75	0.00	0.00	In Design
OH5-15K Lori Sue	Lighting Improvements	24	1450	Site	3,407.00	0.00	0.00	0.00	Cancelled
OH5-16 Metropolitan	Upgrade 50 central to Proxy card/key system	25	1460	9	30,000.00	30,000.00	0.00	0.00	In Design
OH5-17 Wilmington	Comprehensive Modernization	26	1460	1 bldg	1,775,000.00	1,775,000.00	#####	1,143,381.00	In Progress
OH5-20 Dunbar Manor	Replace roof, gutters etc on office/daycare bldg	27	1470	1	0.00	0.00	0.00	0.00	Cancelled
OH5-21A Mount Crest Courts	Upgrade Plumbing	28	1460	1 area	125,892.89	125,892.89	122,438.87	122,438.87	In Progress

OH5-23 Triangleview	Replace defective locksets	29	1460	110 sets	25,031.00	25,031.00	25,031.00	22,272.00	In Progress
OH5-23 Triangleview	Sewage installtion, alarm, & remote dialer system	30	1470	1	2,374.00	2,374.00	2,374.00	2,374.00	Complete
OH5-24 Helena Hi-Rise	Install key card entry system	31	1460	facility	0.00	0.00	0.00	0.00	Cancelled
OH5-26 Grand Avenue	Building weather proofing and water penetration remediation	32	1460	facility	0.00	0.00	0.00	0.00	Cancelled
OH5-28 Pompano Circle	Replace electrical services and panels	33	1460	31 units	50,396.35	50,396.35	50,396.35	34,391.30	In Progress
OH5-28 Pompano Circle	Replace failed face brick at 2707 Pompano Circle	34	1460	1 bldg	4,212.00	2,750.00	2,750.00	2,750.00	Complete
OH5-35 Channingway Court	Replace kitchen cabinets	35	1460	15 units	60,000.00	60,000.00	60,000.00	0.00	In Design
OH5-40 Madrid Estates	Repair emergency switches/extrior lights	36	1460	63 units	20,000.00	20,000.00	2,735.00	2,335.00	In Progress
OH5-41 Olive Hills	Kitchen cabinets & fixture replacement, phase 1	37	1460	20%	0.00	0.00	0.00	0.00	Cancelled
OH5-45 Hallmark Meridian.	Ceiling in apartments paint peeling	38	1460	79 units	100,000.00	100,000.00	0.00	0.00	In Design
OH5-47 Winston Woods	Site drainage improvements	39	1450	Parking area	0.00	0.00	0.00	0.00	Cancelled
OH5-47 Winston Woods	Replace windows and siding	40	1460	50%	0.00	0.00	0.00	0.00	Cancelled
OH5-48 Riverside Estates	Roof Replacement	41	1460	1 bldg	5,000.00	5,000.00	5,000.00	3,967.00	In Progress
Authority-Wide	VACANCY REDUCTION	42	1460		654,965.36	654,965.36	654,965.36	489,060.32	In Progress
Authority-Wide	Reasonable accommodation for accessibility	43	1460		50,000.00	50,000.00	20,568.00	20,327.00	In Progress
Authority-Wide	Concrete Replacement	44	1450		50,000.00	64,989.46	48,399.00	48,399.00	In Progress

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. OH10P0050104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/H A-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
OH5-1, Parkside Homes	9/06			9/08					
OH5-2, DeSoto Bass Courts	9/06			9/08					
OH5-6, Arlington Courts	9/06			9/08					
OH5-7A, Westdale Terrace	9/06			9/08					
OH5-7B, Park Manor	9/06			9/08					
OH5-9, Hilltop Homes	9/06			9/08					
OH5-10, Wilkinson Plaza	9/06			9/08					
OH5-12B, Rosemont	9/06			9/08					
OH5-13L, Embury Park	9/06			9/08					
OH5-13W, Watervliet	9/06	Project Cancelled		9/08	Project Cancelled				

OH5-13R, 111 Cherry Street	9/06			9/08				
OH5-14 Wentworth Hi-Rise	9/06			9/08				
OH5-15A, Huffman and Parnell	9/06			9/08				
OH5-15F, W. Riverview	9/06			9/08				
OH5-15G, Woodview	9/06			9/08				
OH5-15K, Lori Sue	9/06			9/08				
OH5-16 Metropolita n	9/06			9/08				
OH5-17, Wilmington	9/06			9/08				
OH5-20, Dunbar Manor	9/06			9/08				
OH5-21A, Mount Crest	9/06			9/08				
OH5-23 Trianglevie w	9/06			9/08				
OH5-24, Helena Hi- Rise	9/06			9/08				
OH5-28, Pompano Circle	9/06			9/08				
OH5-35, Channingw ay Court	9/06			9/08				
OH5-40, Madrid Estates	9/06			9/08				

<i>Date</i>	<i>Site</i>	<i>Work Item</i>	<i>Increase</i>	<i>Decrease</i>	<i>From</i>	<i>To</i>
12/22/05	5-2	Contigency to Gutters, Downspouts	\$ 900.00		1502	1460/502
12/22/05	1502	Contigency to Gutters, Downspouts		\$ (900.00)	1502	1460/502
		TOTAL	\$ 900.00	\$ (900.00)		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (C)

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. [CFP 721] Replacement Housing Factor G	Federal FY of Grant: 2005
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending 12/31/05

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$1,160,000.00	\$1,160,000.00	\$1,160,000.00	\$1,160,000.00
3	1408 Management Improvements	\$105,000.00	\$105,000.00	\$35,000.00	\$0.00
4	1410 Administration	\$476,144.00	\$476,144.00	\$461,144.00	\$4,352.44
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$588,940.00	\$588,940.00	\$113,000.00	\$0.00
8	1440 Site Acquisition	\$100,000.00	\$100,000.00	\$0.00	\$0.00
9	1450 Site Improvement	\$81,000.00	\$81,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$2,393,916.00	\$2,394,816.00	\$250,000.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$65,000.00	\$65,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$250,000.00	\$250,000.00	\$0.00	\$0.00
14	1485 Demolition	\$80,000.00	\$80,000.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$211,460.00	\$211,460.00	\$211,460.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$300,000.00	\$299,100.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$5,811,460.00	\$5,811,460.00	\$2,230,604.00	\$1,164,352.44
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00

	Amount of line XX Related to Section 504 Compliance:	\$50,000.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$50,000.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$173,000.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date			HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other		
X					
			Signature of Field Office Manager and Date		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)								
Part II: Supporting Pages								
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number: [721] Capital Fund Program Grant No. OH10P00550105 Replacement Housing Factor Grant No.			Federal FY of Grant: 2005	
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operating Expenses	1406		\$1,160,000.00	\$1,160,000.00	\$1,160,000.00	\$1,160,000.00	
PHA-Wide	Resident Management and Security	1408						
	a./d. Resident Support Services							
	b/c. Maint./Mgmt. Training Program			\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	e. Computer Software			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	f. Marketing Program							
	g. Management Improvement Security			\$35,000.00	\$35,000.00	\$35,000.00	\$0.00	
PHA-Wide	Program Administration	1410						
	Non-Technical Salaries	1410.1		\$129,144.00	\$129,144.00	\$129,144.00	\$0.00	
	1. Clerical/Secretary							
	2. Modernization Administrator							
	3. Modernization Program Mgr.							
PHA-Wide	Technical Salaries	1410.2		\$212,000.00	\$212,000.00	\$212,000.00	\$0.00	
	1. Development Director							
	2. Construction Coordinator (2)							
	3. Construction Coordinator Hope VI 100% leveraged							
	Employee Benefits	1410.9		\$120,000.00	\$120,000.00	\$120,000.00	\$0.00	
	Travel/Training Related to CFP/RHF	1410.10		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Sundry Administration	1410.19		\$10,000.00	\$10,000.00	\$0.00	\$4,352.44	
PHA-Wide	Fees and Costs	1430						
	Architectural and Engineering	1430.1		\$415,940.00	\$415,940.00	\$0.00	\$0.00	
	Consulting Services	1430.2		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
	Permit Fees	1430.6		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Construction Inspection							
	1. Construction Inspector	1430.7		\$113,000.00	\$113,000.00	\$113,000.00	\$0.00	
	2. Construction Coordinator							
	Sundry Planning Costs	1430.19		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
PHA-Wide	Non Dwelling Equipment							
	1. Office Equipment	1475.1		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	2. Maintenance Equipment	1475.2		\$95,000.00	\$95,000.00	\$0.00	\$0.00	
	1. Vehicle Replacement	1475.7		\$150,000.00	\$150,000.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1495.1		\$211,460.00	\$211,460.00	\$211,460.00	\$0.00	

PHA-Wide	Contingency	1502		\$300,000.00	\$299,100.00	\$0.00	\$0.00
OH5-2, DeSoto Bass Courts	Replace Windows	1460	89	\$40,000.00	\$40,000.00	\$0.00	\$0.00
OH5-2/5 DeSoto Bass Courts	Replace gutters and downspouts, Roofs	1460	Misc	\$10,000.00	\$10,900.00	\$0.00	\$0.00
OH5-5, DeSoto Bass Courts	Replace roof 811 Oldfield	1470	1 bldg	\$65,000.00	\$65,000.00	\$0.00	\$0.00
OH5-6, Arlington Courts	Demo/Dispo	1485	Site	\$50,000.00	\$50,000.00	\$0.00	\$0.00
OH5-7B, Park Manor Hi-Rise	Wrap exposed wood in-lieu of painting	1460	4 bldgs	\$30,000.00	\$30,000.00	\$0.00	\$0.00
OH5-10, Wilkinson Plaza	Refurbish high rise plumbing, 2 nd phase	1460	1 bldg	\$30,000.00	\$30,000.00	\$0.00	\$0.00
OH5-13D, Frederick Pike	Replace window A/C & Upgrade Heating	1460	6 units	\$20,000.00	\$20,000.00	\$0.00	\$0.00
OH5-13Q, Kings Mill	Window Replacement	1460	56	\$18,500.00	\$18,500.00	\$0.00	\$0.00
OH5-13T, Redwood	Repair Intercom/front door locking System	1460	1 bldg	\$5,500.00	\$5,500.00	\$0.00	\$0.00
OH5-15G, Woodview	Comprehensive Modernization	1460	1/2 site	\$819,916.00	\$819,916.00	\$0.00	\$0.00
OH5-20, Dunbar Manor	Demo/Dispo	1485	Site	\$30,000.00	\$30,000.00	\$0.00	\$0.00
OH5-21A, Mount Crest Courts	Upgrade Plumbing Phase II	1460	36 units	\$50,000.00	\$50,000.00	\$0.00	\$0.00
OH5-21A, Mount Crest Courts	Replace roofs	1460	24 roofs	\$300,000.00	\$300,000.00	\$0.00	\$0.00
OH5-35 Channingway Court	Window Replacement	1460	1 bldg	\$25,000.00	\$25,000.00	\$0.00	\$0.00
OH5-40, Madrid Estates	Replace Patio Doors	1460	100 units	\$70,000.00	\$70,000.00	\$0.00	\$0.00
OH5-45, Hallmark Meridian	Upgrade Elevators	1460	3 each	\$225,000.00	\$225,000.00	\$0.00	\$0.00
OH5-48, Riverside Estates	Roof Replacement	1460	3 bldgs	\$90,000.00	\$90,000.00	\$0.00	\$0.00
OH5-52, Bellefontaine	Replace deteriorated siding/soffit	1460	6 bldgs	\$165,000.00	\$165,000.00	\$0.00	\$0.00
Authority-Wide	Brick Repairs	1460		\$95,000.00	\$95,000.00	\$0.00	\$0.00
Authority-Wide	Concrete Replacement	1450		\$81,000.00	\$81,000.00	\$0.00	\$0.00
Authority-Wide	Section 504 Compliance	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00
Authority-Wide	Mold Assessment & Removal	1460		\$100,000.00	\$100,000.00	\$0.00	\$0.00
Authority-Wide	Vacancy Reduction	1460		\$250,000.00	\$250,000.00	\$250,000.00	\$0.00

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: OH510R00550100 [RHF 710]		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/05			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	313,436.00	313,436.00	313,436.00	313,436.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	313,436.00	313,436.00	313,436.00	313,436.00
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 Conservation Measures				

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: OH510R00550101 [RHF 712]	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 12/31/05
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	320,518.00	320,518.00	320,518.00	320,518.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	320,518.00	320,518.00	320,518.00	320,518.00
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 Conservation Measures				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: OH510R00550102 [RHF 714]		Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	590,547.00	590,547.00	259,753.11	259,753.11
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	590,547.00	590,547.00	259,753.11	259,753.11
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: OH510R00550103 [RHF 716]		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	327,234.00	327,234.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	327,234.00	327,234.00	0.00	0.00
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 Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) F

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00:	Federal FY of Grant: 2004
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending 12/31/05

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,169,467.00	\$1,169,467.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (Total)	\$1,169,467.00	\$1,169,467.00	\$1,169,467.00	\$0.00
22	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550105 (720)	Federal FY of Grant: 2005
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.:
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 12-31-05

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,140,531.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (Total)	\$1,140,531.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date X	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50). Signature of Field Office Manager and Date
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Annual Statement/Performance and Evaluation Report
Part I: Summary
Urban Revitalization Program (Hope6) (URP)

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

OMB Approval No. 2577-0044 (exp. mm/dd/vv)

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number OH10URD005D102 (155) (Hope 6 Density - Arlington Courts)	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/05	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1408 Management Improvements				
3	1410 Administration	\$21,877.00	\$0.00	\$0.00	\$0.00
4	1415 Liquidated Damages				
5	1430 Fees and Costs	\$40,000.00	\$0.00	\$0.00	\$0.00
6	1440 Site Acquisition				
7	1450 Site Improvements	\$49,136.00	\$0.00	\$0.00	\$0.00
8	1460 Dwelling Structures				
9	1465.1 Dwelling Equipment - Nonexpendable				
10	1470 Nondwelling Structures				
11	1485 Demolition	\$572,987.00	\$780,000.00	\$780,000.00	\$759,484.40
12	1495.1 Relocation Cost	\$96,000.00	\$0.00	\$0.00	\$0.00
13	Amount of Urban Revitaliation Program Grant (Hope6) (Sum of lines 2-12)	\$780,000.00	\$780,000.00	\$780,000.00	\$759,484.40
14	Amount of line 13 Related to LBP Training				
15	Amount of line 13 Related to LBP Abatement				
16	Amount of line 13 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report

U. S. Department of housing and Urban Development

Part I: Summary

Office of Public and Indian Housing

Urban Revitalization Program (Hope6) (URP) - Arlington Courts

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Original	Revised	Funds Obligated	Funds Expended
OH5-6	Administrative - Non-Technical Salaries DMHA Staff to supervise construction, provide accounting and contracting services a. Modernization Technician b. Bookkeeper c. Contract Administration		1410.1		9,204.00	0.00	0.00	0.00
OH5-6	Technical Salaries a. Director of Planning and Development b. Planner/Construction Manager		1410.2		6,892.00	0.00	0.00	0.00
OH5-6	Employee Benefits		1410.9		4,649.00	0.00	0.00	0.00
OH5-6	Sundry Administration		1410.19		1,132.00	0.00	0.00	0.00
OH5-6	Fee and Costs - Construction Inspection a. Clerk of Courts b. Construction Inspector		1430.7		40,000.00	0.00	0.00	0.00
OH5-6	Site Improvements Landscaping of site, including final grading and seeding		1450		49,136.00	0.00	0.00	0.00
OH5-6	Demolition Costs a. Demolition of structures b. Removal and disposal of debris c. Site filled with 81 loads of dirt/topsoil d. Site graded level		1485		572,987.00	780,000.00	780,000.00	759,484.40
OH5-6	Relocation a. Moving costs b. Transfer Utilities c. Counseling - 1 staff person d. Staff costs - coordinate relocatio, assist tenants with utility transfers		1495.1		96,000.00	0.00	0.00	0.00

Status Of Work
In progress

Annual Statement/Performance and Evaluation Report

U. S. Department of housing and Urban Development

Part I: Summary

Office of Public and Indian Housing

Urban Revitalization Program (Hope6) (URP) - Arlington Courts

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number		Federal FY of Grant:
	Capital Fund Program Grant No.	FY 03	2003
	Replacement Housing Factor Grant No:		

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

PHA -WIDE							
OH5-6 Arlington Court	9/05	12/05	12/05	9/07			

Attachment G – Operating Budget



Operating Budget

	TOTAL	Public Housing	Section 8
OPERATING RECEIPTS			
Dwelling Rentals	\$ 3,660,108	\$ 3,660,108	\$ -
Excess Utilities	\$ 42,796	\$ 42,796	\$ -
Nondwelling Rentals	\$ 108,000	\$ 108,000	\$ -
Interest on Gen. Fd. Investment	\$ 60,000	\$ 60,000	\$ -
Other Operating Receipts	\$ 918,296	\$ 918,296	\$ -
HUD Subsidy (PFS)	\$ 11,471,574	\$ 11,471,574	\$ -
Section 8 Revenue	\$ 22,066,628	\$ -	\$ 22,066,628
OPERATING RECEIPTS	\$ 38,327,402	\$ 16,260,774	\$ 22,066,628
ROUTINE OPERATING EXPENDITURES:			
Administrative Salaries	\$ 3,431,302	\$ 2,063,963	\$ 1,367,339
3 percent increase	\$ 77,913	\$ 46,590	\$ 31,323
Legal Expense	\$ 105,000	\$ 105,000	\$ -
Staff Training & Travel	\$ 64,000	\$ 50,000	\$ 14,000
Tuition	\$ 25,500	\$ 24,000	\$ 1,500
Office Rent	\$ 2,500	\$ 2,500	\$ -
Auditing Fees	\$ 37,200	\$ 18,972	\$ 18,228
Telephones	\$ 210,600	\$ 205,600	\$ 5,000
Employee Benefits - Admin	\$ 1,224,726	\$ 738,694	\$ 486,032
Other Administrative Expenses	\$ 732,375	\$ 630,159	\$ 102,216
ADMINISTRATIVE EXPENSES	\$ 5,911,116	\$ 3,885,478	\$ 2,025,638
Recreation, Publications and Other	\$ 83,375	\$ 83,375	\$ -
Contract Costs - Tenant Services	\$ 157,500	\$ 157,500	\$ -
SERVICES EXPENSE	\$ 240,875	\$ 240,875	\$ -
Labor	\$ 71,104	\$ 71,104	\$ -
Water	\$ 317,000	\$ 316,000	\$ 1,000
Electricity	\$ 1,086,000	\$ 1,075,000	\$ 11,000
Gas	\$ 1,082,700	\$ 1,080,000	\$ 2,700
Employee Benefits - Utilities	\$ 24,886	\$ 24,886	\$ -
Sewer	\$ 276,000	\$ 275,000	\$ 1,000
UTILITIES EXPENSES	\$ 2,857,690	\$ 2,841,990	\$ 15,700
Labor	\$ 2,468,779	\$ 2,468,779	\$ -
Overtime Labor	\$ 217,195	\$ 217,195	\$ -
3 Percent increase	\$ 130,784	\$ 130,784	\$ -
Materials	\$ 753,078	\$ 730,078	\$ 23,000
Contract Costs	\$ 1,378,112	\$ 1,295,232	\$ 82,880
Waste Container	\$ 170,000	\$ 170,000	\$ -
Garbage & Trash Removal	\$ 190,000	\$ 189,700	\$ 300
911 Emergency Maint Calls & City Code Violations	\$ 100,000	\$ 100,000	\$ -
Employee Benefits - Ord. Maintenance	\$ 909,847	\$ 909,847	\$ -
ORD. MAINT. & OPERATION EXPENSE	\$ 6,317,795	\$ 6,211,615	\$ 106,180
Labor	\$ 27,575	\$ 27,575	\$ -
Contract Costs - Protective Services	\$ 785,000	\$ 785,000	\$ -
Employee Benefits-Prot Serv Labor	\$ 9,651	\$ 9,651	\$ -
PROTECTIVE SERVICES EXPENSES	\$ 822,226	\$ 822,226	\$ -

Operating Budget

Insurance	\$ 1,127,882	\$ 618,894	\$ 508,988
Payments in Lieu of Taxes	\$ 50,792	\$ 49,192	\$ 1,600
Terminal Leave Payments	\$ 34,750	\$ 33,250	\$ 1,500
Collection Losses	\$ 250,000	\$ 250,000	\$ -
Interest on - EPC	\$ 353,932	\$ 353,932	\$ -
Contingency	\$ 152,286	\$ 147,286	\$ 5,000
HAP Related Expenses	\$ 19,338,972	\$ -	\$ 19,338,972
TOTAL GENERAL EXPENSES	\$ 21,308,614	\$ 1,452,554	\$ 19,856,060
TOTAL ROUTINE OPERATING EXPENSES	\$ 37,458,316	\$ 15,454,738	\$ 22,003,578
Casualty Losses - Capitalized - net	\$ 50,800	\$ 50,800	\$ -
Other Non-Routine Expenses	\$ -	\$ -	\$ -
TOTAL NONROUTINE MAINTENANCE	\$ 50,800	\$ 50,800	\$ -
Short Term Liability - EPC Principal	\$ 579,286	\$ 579,286	\$ -
Replacment of Equipment	\$ 25,000	\$ 25,000	\$ -
Property Betterments & Additions	\$ 214,000	\$ 150,950	\$ 63,050
TOTAL CAPITAL EXPENSES	\$ 818,286	\$ 755,236	\$ 63,050
TOTAL OPERATING EXPENDITURES	\$ 38,327,402	\$ 16,260,774	\$ 22,066,628
ADDITIONS/DELETION TO PROVISIONS	\$ (0)	\$ (0)	\$ (0)

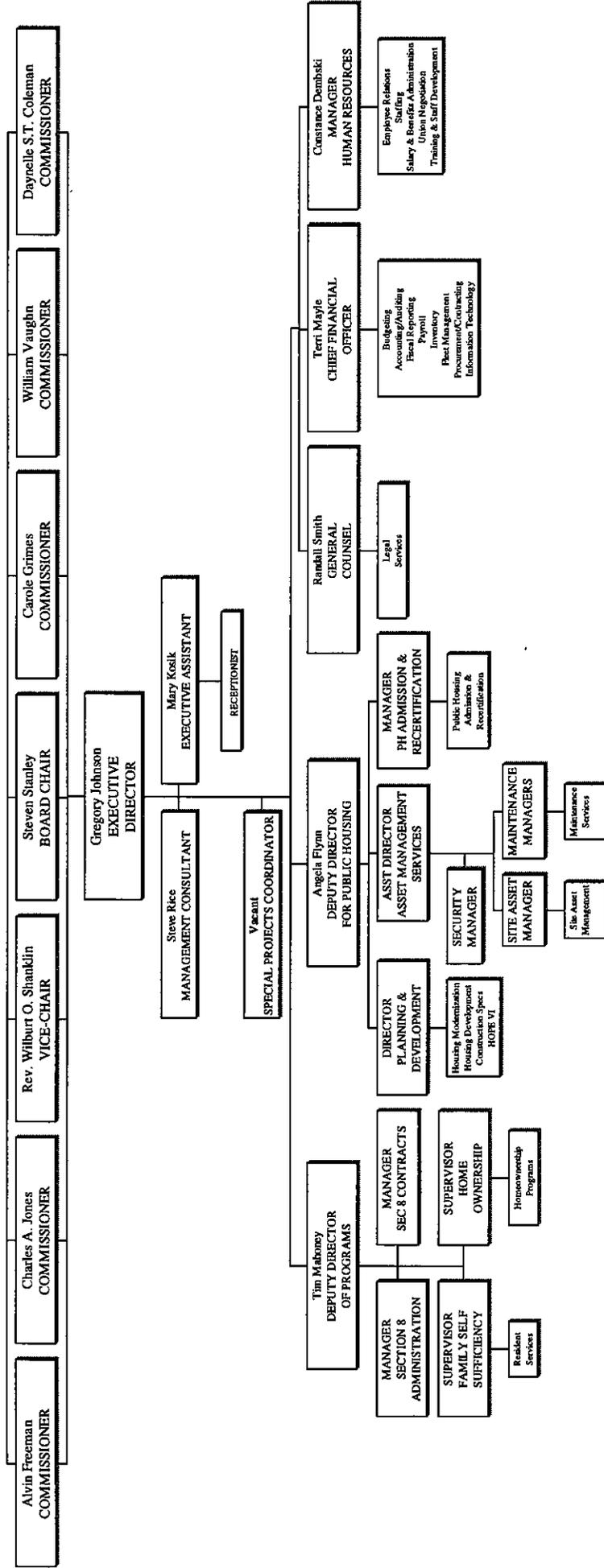
NOTE: This version includes proposed Section 8 reduction in Administrative Fees.
Est. \$122,000 reduction used.

Attachment H – Organizational Chart



DAYTON METROPOLITAN HOUSING AUTHORITY
Table of Organization
January 2006

Organizational Overview

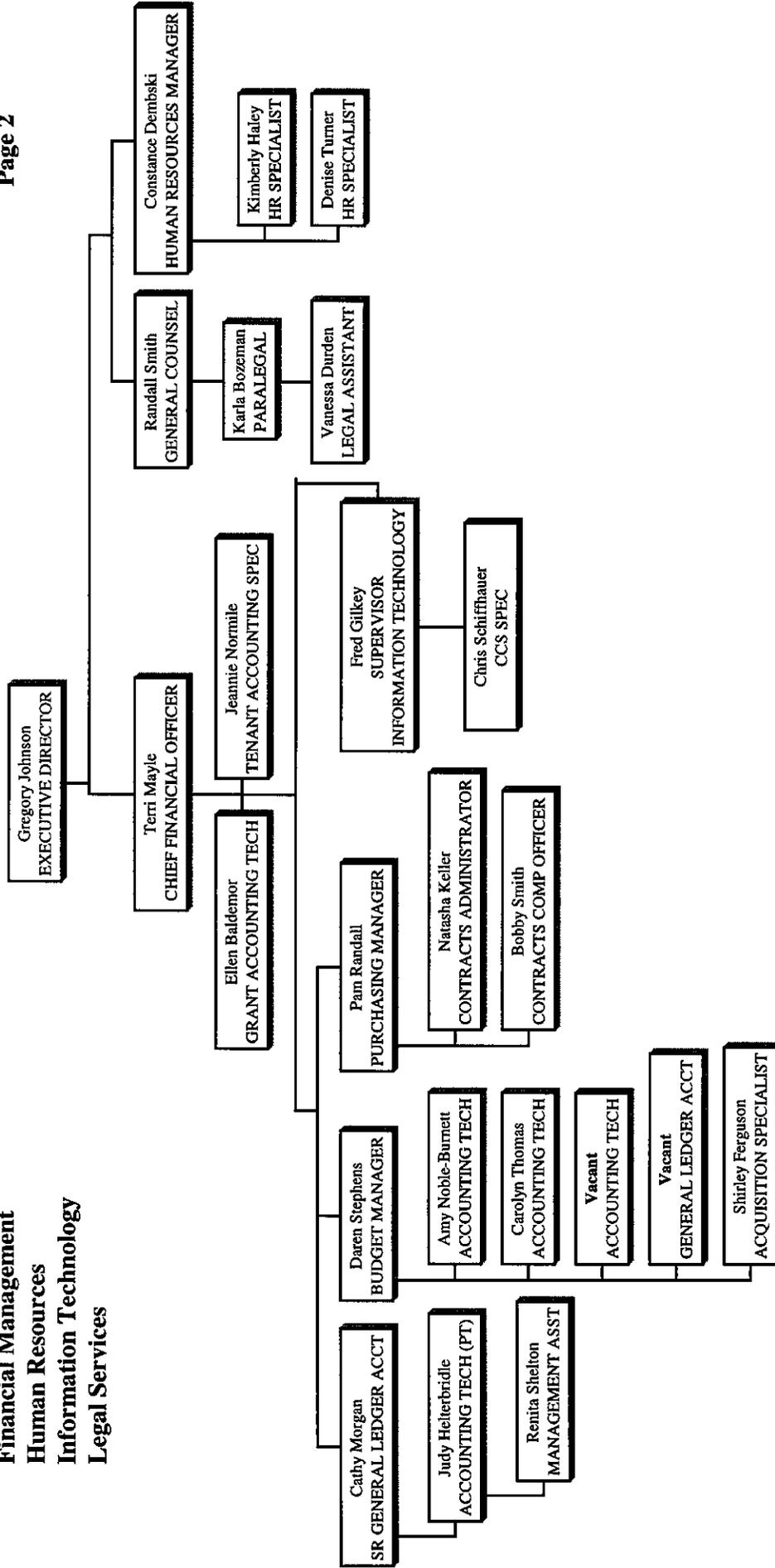


DAYTON METROPOLITAN HOUSING AUTHORITY

Table of Organization

January 2006

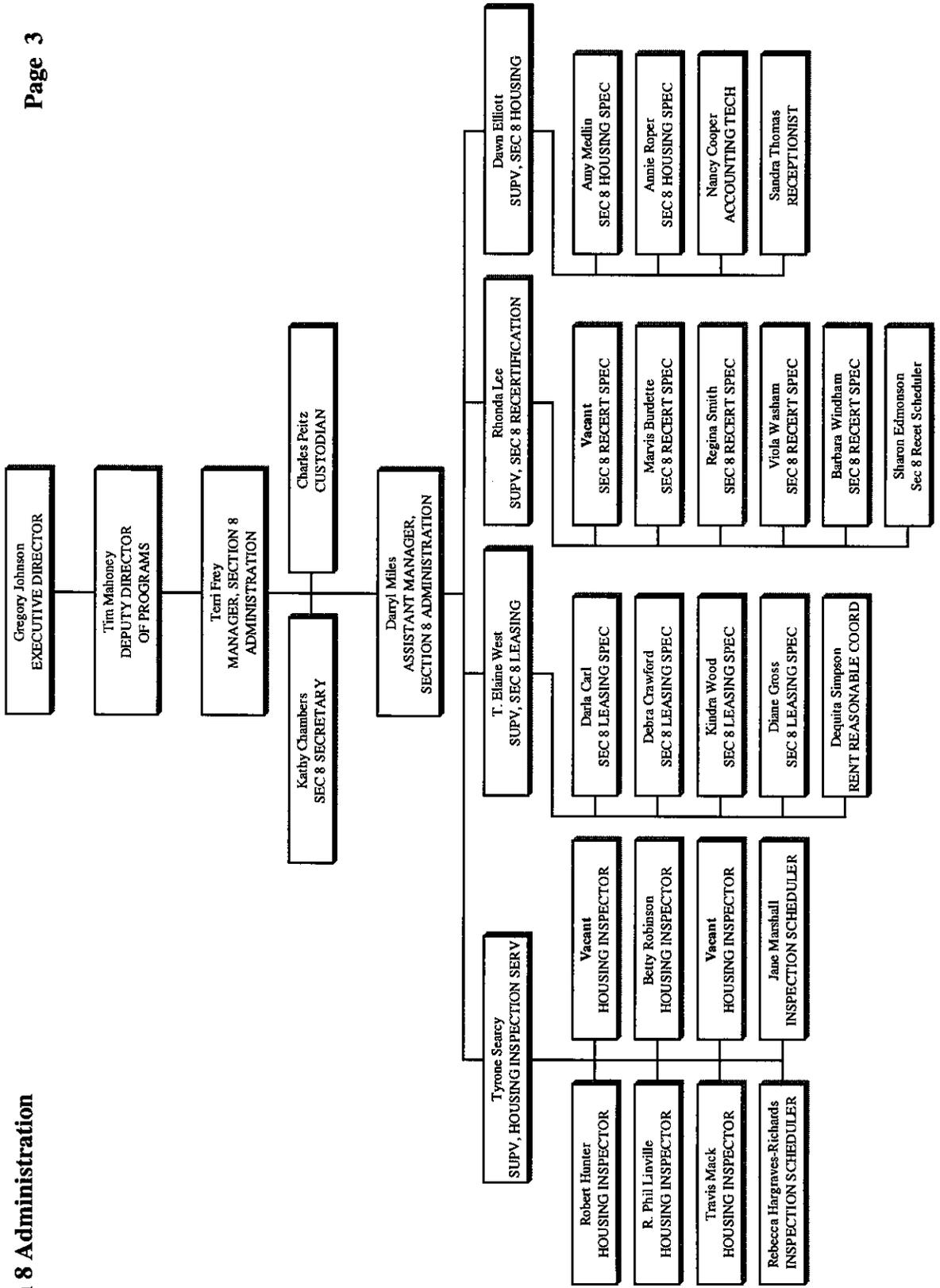
Financial Management
 Human Resources
 Information Technology
 Legal Services



DAYTON METROPOLITAN HOUSING AUTHORITY

Table of Organization *January 2006*

Section 8 Administration

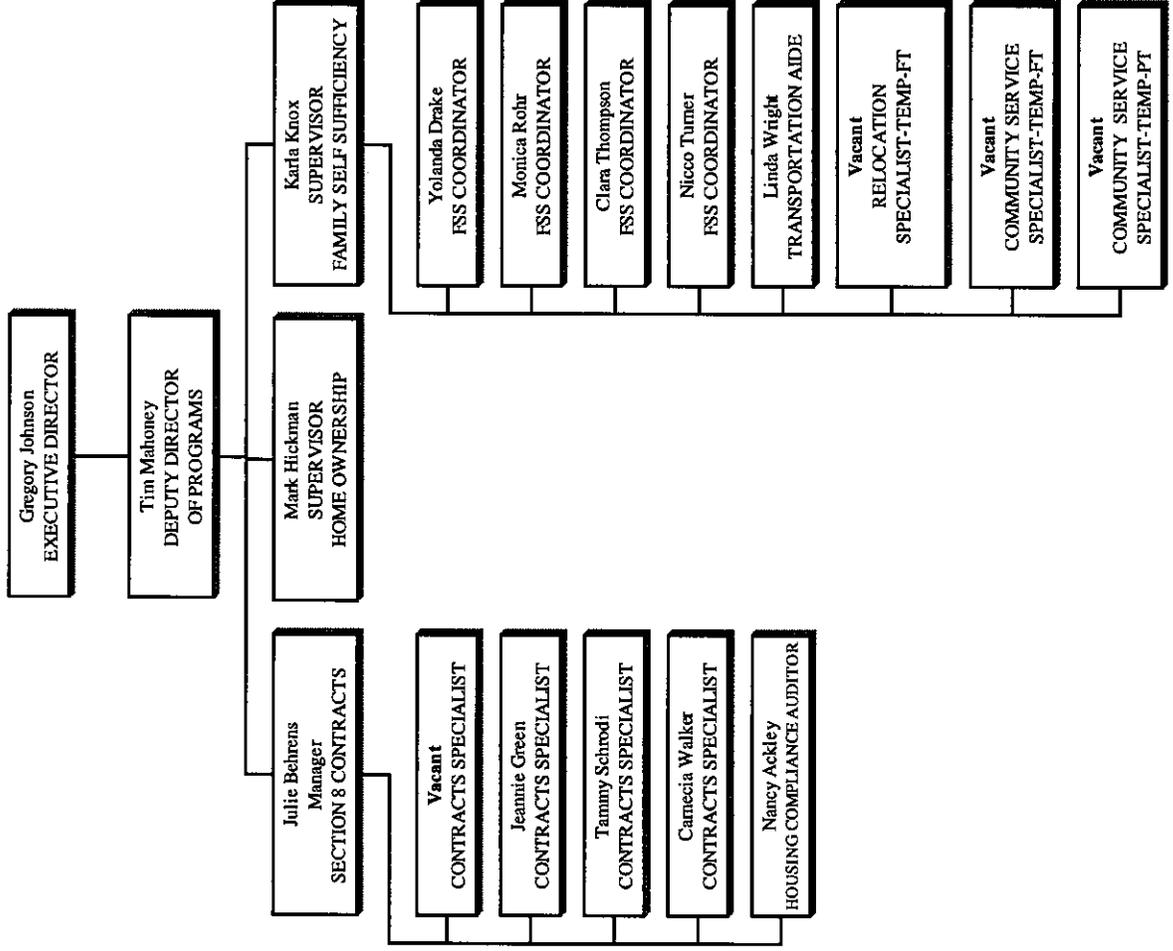


DAYTON METROPOLITAN HOUSING AUTHORITY

Table of Organization

January 2006

**Contracts Specialist
Family Self Sufficiency
Home Ownership**

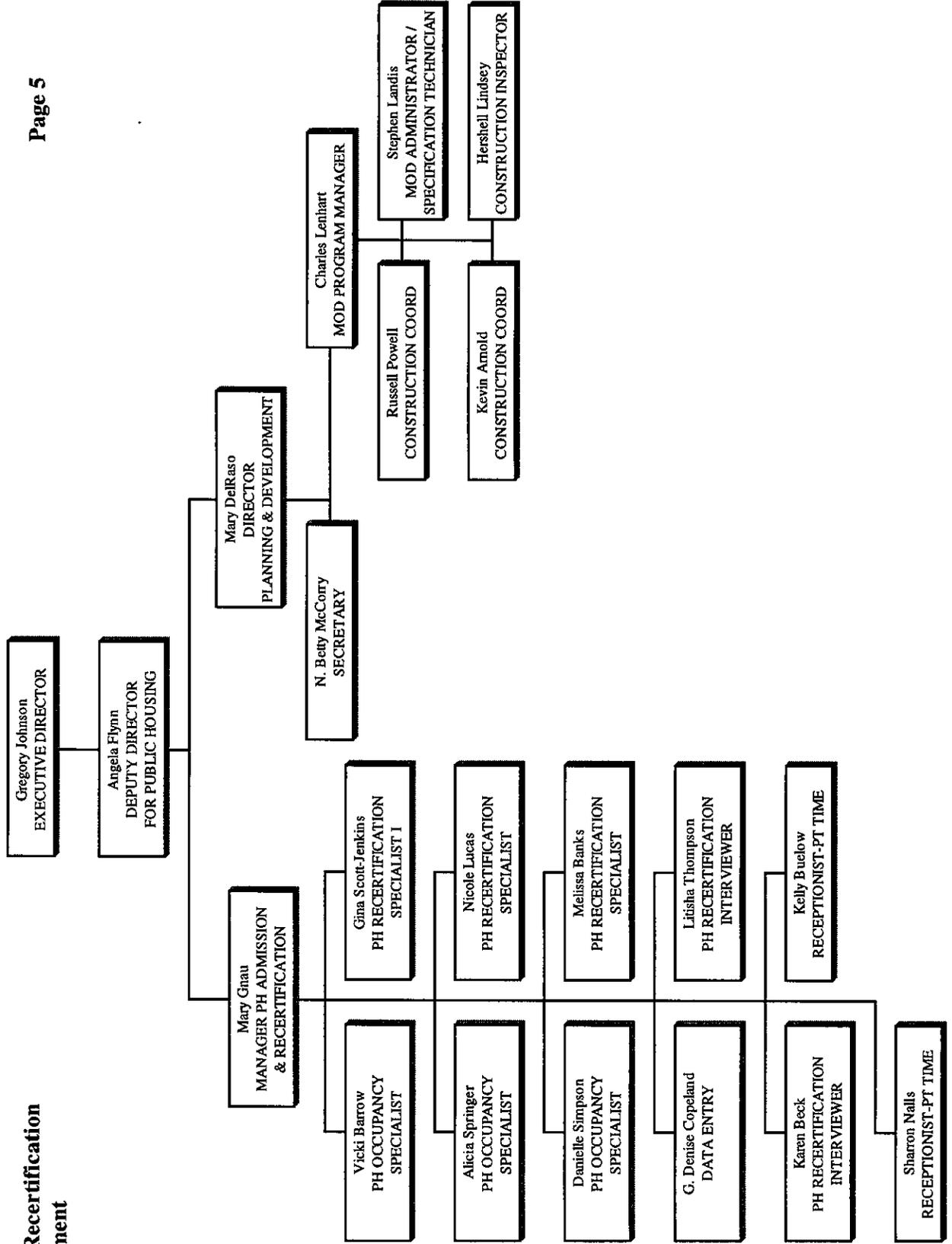


DAYTON METROPOLITAN HOUSING AUTHORITY

Table of Organization

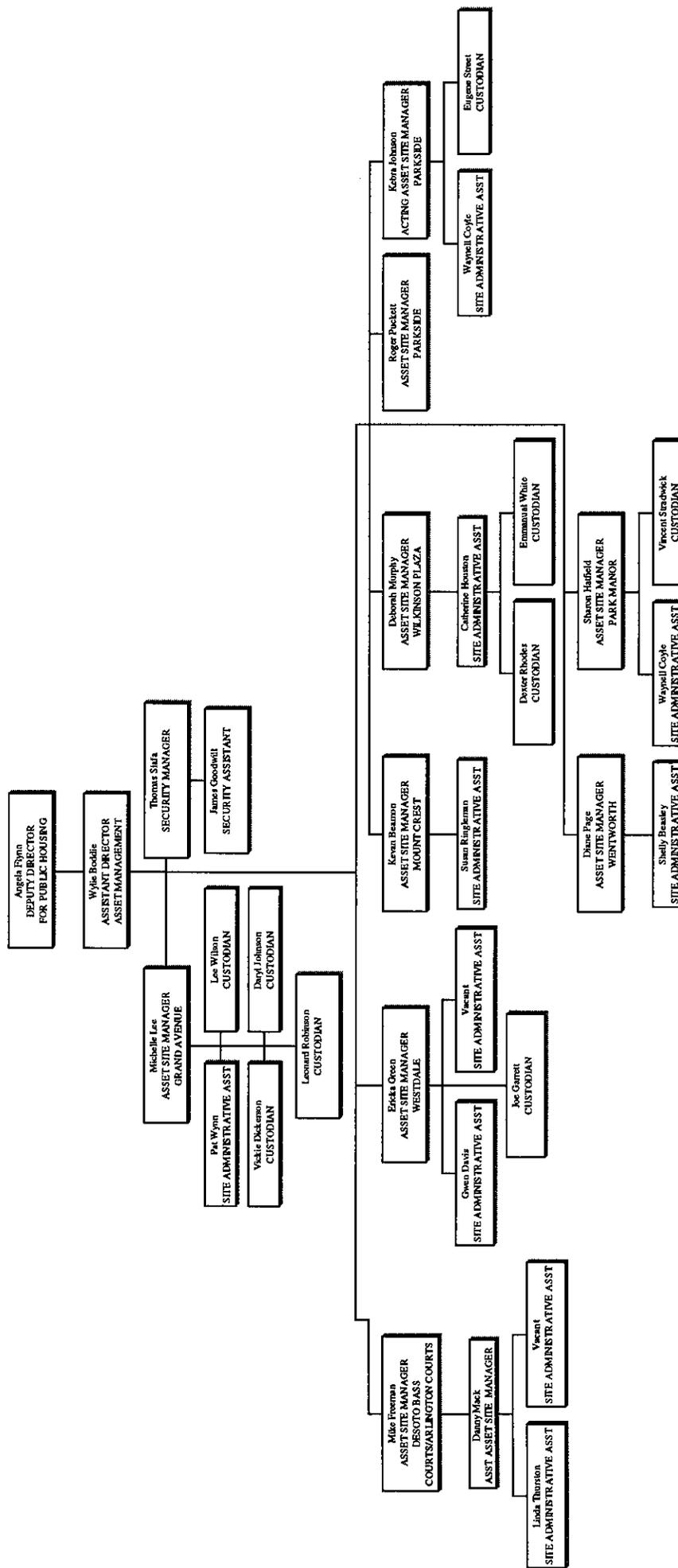
January 2006

PH Admissions and Recertification Planning & Development



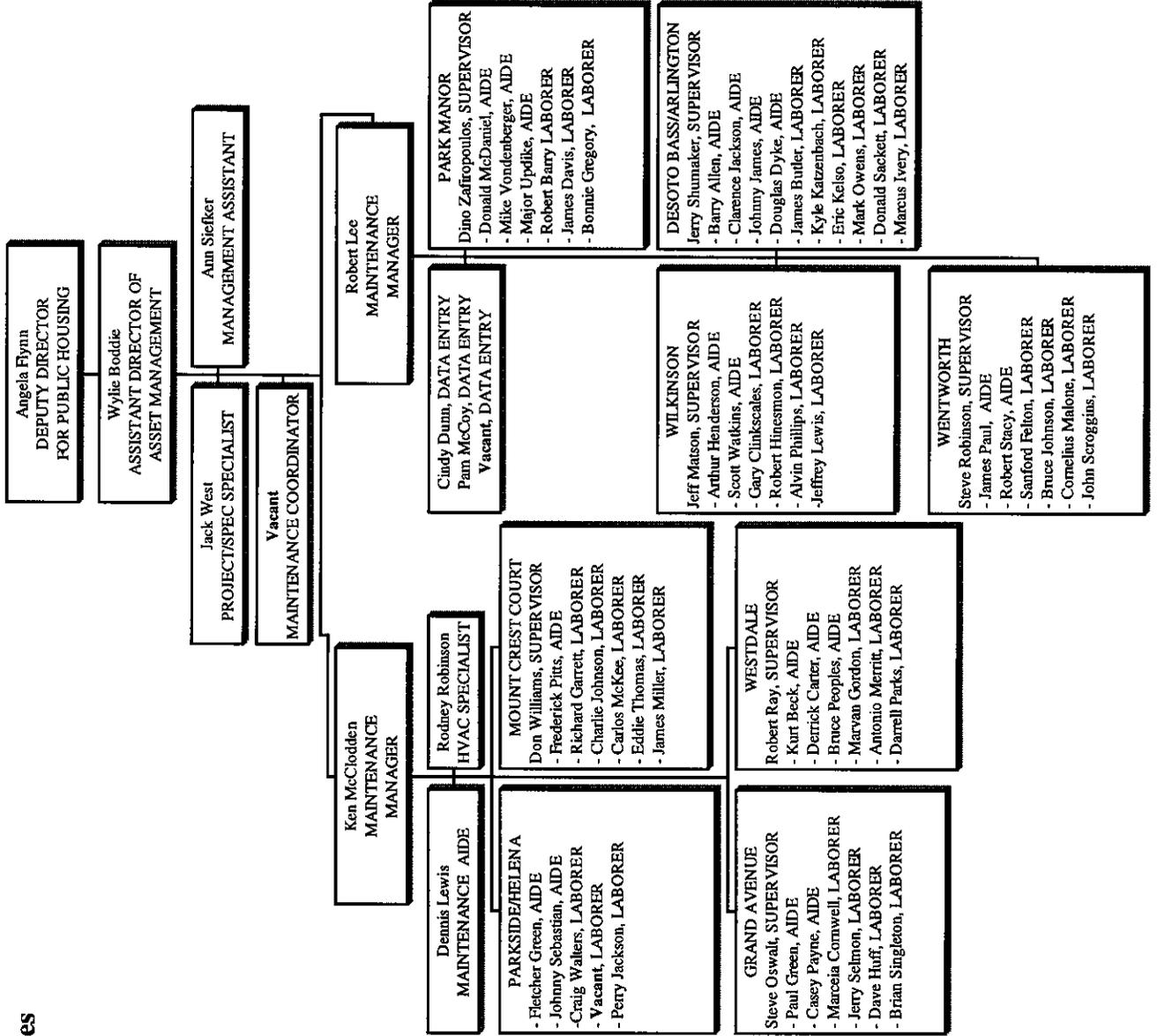
DAYTON METROPOLITAN HOUSING AUTHORITY
Table of Organization
January 2006

**Site Asset
 Management Services**



DAYTON METROPOLITAN HOUSING AUTHORITY
Table of Organization
January 2006

Maintenance Services



The following worksheets are similar in format to that shown in PIH Notice 2001-4a; except that they are in Excel and thus will automatically calculate your totals for each year.

- 1 The first worksheet contains Part I of the CFP Five Year Plan. Items shaded in blue require your input. Refer to the sample worksheet for help. Follow the insertion/deletion of rows instructions below to ensure the totals calculate correctly.
- 2 The second worksheet contains Part II of the CFP Five Year Plan. Items shaded in blue require your input. Refer to the last sample worksheet for help.

You'll notice that the development name/number is not repeated for each subsequent year as it is in the PIH Notice, this is so all the columns fit on letter paper. Please keep one blank row between each development so it's easier to read across. Follow the insertion/deletion of rows instructions below to ensure the totals calculate correctly.

IF YOU HAVEN'T USED EXCEL VERY MUCH AND YOU NEED TO ADD OR DELETE ROWS

If you need additional lines, simply highlight the row below the location you wish additional rows placed, select "insert" and "rows".

Do not wait until you get to the last line, because the summation formula won't capture the money in the lines you add - always insert rows prior to the last row, so that the spreadsheet totals correctly.

If you wish to delete lines, simply highlight row you wish to delete (by clicking on row number), and select "edit", "delete"

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name: **Dayton Metropolitan Housing Authority**

Original 5-Year

Revision No. **12/31/2005**

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5	
		FFY Grant: 2007		FFY Grant: 2008		FFY Grant: 2009		FFY Grant: 2010	
OH5-1, Parkside Homes	See Annual Statement		\$0.00		\$0.00		\$0.00		\$0.00
OH5-2, DeSoto Bass Court			\$0.00		\$0.00		\$0.00		\$0.00
OH5-5, DeSoto Bass			\$0.00		\$0.00		\$0.00		\$0.00
OH5-6, Arlington Court			\$0.00		\$0.00		\$0.00		\$0.00
OH5-7A, Westdale Terrace			\$0.00		\$0.00		\$0.00		\$0.00
OH5-7B, Park Manor			\$0.00		\$0.00		\$0.00		\$0.00
OH5-8, Cliburn Manor			\$0.00		\$0.00		\$0.00		\$0.00
OH5-9, Hilltop Homes			\$0.00		\$0.00		\$0.00		\$0.00
OH5-10, Wilkinson Plaza			\$0.00		\$0.00		\$0.00		\$0.00
OH5-12A, Smithville			\$0.00		\$0.00		\$0.00		\$0.00
OH5-12B, Rosemont			\$0.00		\$0.00		\$0.00		\$0.00
OH5-12C, 40 E. Helena			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13C, Cityview			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13D, Frederick			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13H, Midway			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13I, Norman			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13K, Niagara			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13P, Theodore			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13Q, Kings Mill			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13R, Hudson/Cherry			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13S, Owens		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-13T, Redwood		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-13U, Salem		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-14, Wentworth		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-15A, Huffman/Parnell		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-15B, Hickory Hill		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-15B, 753 Ferguson		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-15C, Dennison		\$0.00		\$0.00		\$0.00		\$0.00	

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name: **Dayton Metropolitan Housing Authority**

Original 5-Year

Revision No. **12/31/2005**

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5	
		FFY Grant: 2007		FFY Grant: 2008		FFY Grant: 2009		FFY Grant: 2010	
OH5-15C, Gard	See Annual Statement		\$0.00		\$0.00		\$0.00		\$0.00
OH5-15G, Woodview			\$1,712,000.00		\$2,168,084.00		\$0.00		\$0.00
OH5-15H, Lexington			\$0.00		\$0.00		\$0.00		\$0.00
OH5-15H, Lori Sue			\$0.00		\$0.00		\$0.00		\$0.00
OH5-16, Metropolitan			\$0.00		\$0.00		\$0.00		\$0.00
OH5-17, Wilmington Hi-Rise			\$0.00		\$0.00		\$0.00		\$0.00
OH5-18A, Revere			\$0.00		\$0.00		\$0.00		\$0.00
OH5-18C, Holt			\$0.00		\$0.00		\$0.00		\$0.00
OH5-18D, Hoch			\$0.00		\$0.00		\$0.00		\$0.00
OH5-19, Superba			\$0.00		\$0.00		\$0.00		\$0.00
OH5-20, Dunbar			\$0.00		\$0.00		\$0.00		\$0.00
OH5-21A, Mount Crest Court			\$0.00		\$0.00		\$0.00		\$0.00
OH5-21B, Cornell Ridge			\$0.00		\$0.00		\$0.00		\$0.00
OH5-23, Triangleview			\$0.00		\$0.00		\$0.00		\$0.00
OH5-24, Helena Hi-Rise			\$0.00		\$0.00		\$0.00		\$0.00
OH5-28, Pompano			\$0.00		\$0.00		\$0.00		\$0.00
OH5-31, Malden and Hollencamp			\$0.00		\$0.00		\$0.00		\$0.00
OH5-32B, Gettysburg and Germantown			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34 1114 Randolph			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34, Bunch			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34, Clement			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34, Haberer			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34, Ingram			\$0.00		\$0.00		\$0.00		\$0.00
OH5-35, Channingway			\$0.00		\$0.00		\$0.00		\$0.00
OH5-40, Madrid Estates			\$0.00		\$0.00		\$0.00		\$0.00
OH5-41, Olive Hills		\$0.00		\$466,775.00		\$2,378,000.00		\$2,400,000.00	
OH5-44, Indian Trails		\$0.00		\$0.00		\$0.00		\$0.00	
OH5-45, Hallmark Meridian		\$0.00		\$0.00		\$0.00		\$0.00	

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name: Dayton Metropolitan Housing Authority		<input type="checkbox"/> Original 5-Year <input checked="" type="checkbox"/> Revision No. 12/31/2005			
Development No./Name/PHA-wide	Year 1	Work Statement for Year 2 FFY Grant: 2007	Work Statement for Year 3 FFY Grant: 2008	Work Statement for Year 4 FFY Grant: 2009	Work Statement for Year 5 FFY Grant: 2010
OH5-47, Winston Woods		\$0.00	\$0.00	\$0.00	\$0.00
OH5-48, Riverside Estates		\$0.00	\$0.00	\$0.00	\$0.00
OH5-52 Bellefontaine Ridge		\$0.00	\$0.00	\$0.00	\$0.00
OH5-53, Wolf Creek		\$0.00	\$0.00	\$0.00	\$0.00
Authority Wide Physical Improvements		\$447,570.00		\$241,705.00	\$204,095.00
Authority Wide Demolition		\$500,000.00	\$0.00	\$0.00	\$0.00
Authority-Wide Admin. And Other	See Annual Statement				
a. Management Improvement		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
b. Operating		\$1,160,000.00	\$1,160,000.00	\$1,160,000.00	\$1,160,000.00
c. Vacancy Reduction Program		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
d. Equipment		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
e. Relocation		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
f. Administration		\$490,430.00	\$505,141.00	\$520,295.00	\$535,905.00
g. Architech/Engineer		\$590,000.00	\$600,000.00	\$600,000.00	\$600,000.00
			\$0.00	\$0.00	\$0.00
Total CFP Funds Listed for 5-Year Planning		\$5,800,000.00	\$5,800,000.00	\$5,800,000.00	\$5,800,000.00
Replacement Housing Factor Funds			\$500,000.00	\$500,000.00	\$0.00

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

Activities for Year 1	Activities for Year: 2007			Activities for Year: 2008		Activities for Year: 2009		Activities for Year: 2010	
	FFY Grant: 2007			FFY Grant: 2008		FFY Grant: 2009		FFY Grant: 2010	
	PHA FY: 2007			PHA FY: 2008		PHA FY: 2009		PHA FY: 2010	
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
OH5-1, Parkside Homes									
OH5-2, DeSoto Bass Courts									
OH5-5, DeSoto Bass Courts									
OH5-6, Arlington Courts									
OH5-7A, Westdale Terrace									
OH5-7B, Park Manor									
OH5-8, Cliburn Manor									
OH5-9, Hilltop Homes									
OH5-10, Wilkinson Plaza									
OH5-12A, Smithville									
OH5-12B, Rosemont									
OH5-12C, 40 E. Helena									
OH5-13C, Cityview Terrace									
OH5-13D, Frederick Pike									

See Annual Statement

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

Activities for Year 1	Activities for Year: 2007			Activities for Year: 2008		Activities for Year: 2009		Activities for Year: 2010	
	FFY Grant: 2007			FFY Grant: 2008		FFY Grant: 2009		FFY Grant: 2010	
	PHA FY: 2007			PHA FY: 2008		PHA FY: 2009		PHA FY: 2010	
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
OH5-13G, Bruce									
OH5-13H, Midway									
OH5-13I, E. Norman									
OH5-13K, Niagara									
OH5-13P, Theodore									
OH5-13Q, Kings Mill Court									
OH5-13S, Owens									
OH5-13T, Redwood									
OH5-13W Watervliet									
OH5-14, Wentworth Hi-Rise									
OH5-15A, Huffman/Parnell									
OH5-15B, Ferguson									
PH5-15B, Hickory Hill									
OH5-15C, Dennison, Gard									
OH5-15G, Woodview	Install speed bumps	\$25,000.00	Comprehensive Modernization	\$2,168,084.00					
	Comprehensive Modernization	\$1,687,000.00							
OH5-15H, Lexington Avenue									
OH5-15K, Lori Sue									

See Annual Statement

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

Activities for Year 1	Activities for Year: 2007			Activities for Year: 2008		Activities for Year: 2009		Activities for Year: 2010	
	FFY Grant: 2007			FFY Grant: 2008		FFY Grant: 2009		FFY Grant: 2010	
	PHA FY: 2007			PHA FY: 2008		PHA FY: 2009		PHA FY: 2010	
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
	OH5-16, The Metropolitan								
	OH5-17, Wilmington Hi-Rise								
	OH5-18A, Revere								
	OH5-18C, Holt Street								
	OH5-18D, Quitman								
	OH5-18D, Hoch								
	OH5-19, Superba Court								
	OH5-20, Dunbar Manor								
	OH5-21A, Mount Crest Court								
	OH5-21B, Cornell Ridge								
	OH5-23, Triangleview								
	OH5-24, Helena Hi-Rise								
	OH5-26, Grand Hi-Rise								
	OH5-28, Pompano Circle								
	OH5-31, Malden/Hollencamp								

Annual Statement

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

Activities for Year 1	Development No./Name	Activities for Year: 2007		Activities for Year: 2008		Activities for Year: 2009		Activities for Year: 2010	
		FFY Grant:	2007	FFY Grant:	2008	FFY Grant:	2009	FFY Grant:	2010
		PHA FY:	2007	PHA FY:	2008	PHA FY:	2009	PHA FY:	2010
		Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost
See Annual Statement	OH5-32A, Caliph Court								
	OH5-32B, Gettysburg								
	OH5-34, Bunch								
	OH5-34, 1119 Clement								
	OH5-34, Haberer								
	OH5-34, Ingram								
	OH5-35 Channingway								
	OH5-40, Madrid Estates								
	OH5-41, Olive Hills			Comprehensive Modernization	\$466,775.00	Comprehensive Modernization	\$2,378,000.00	Comprehensive Modernization	\$2,400,000.00
See Annual Statement	OH5-44, Indian Trails								
	OH5-45, Hallmark Meridian								
	OH5-47, Winston Woods								
	OH5-48, Riverside Estates								
	OH5-52, Bellefontaine Ridge								
	OH5-53, Wolf Creek								
		Total CFP Cost	\$1,712,000.00	Total CFP Cost	\$2,634,859.00	Total CFP Cost	\$2,378,000.00	Total CFP Cost	\$2,400,000.00

Attachment J – Resident Advisory Board/Public Comments



Resident Advisory Board/Public Comments

Resident Advisory Board comments:

Meeting notes: Friday, March 24, 2006 at 2:00 PM

Those present and comments made included:

Mary Corona	Mary DelRaso	Angela Flynn	Kimberly Haley
Tim Mahoney	Ann Siefker	Daren Stephens	Viola Washam

Viola Washam: Explained how it took more work to process minimum rents, as income becomes available, than to perform the hardship process initially. She noted this issue was particularly important for the Public Housing resident process.

Mary Corona: Asked for an explanation of the process used to determine what criminal backgrounds are checked to prevent the housing of pedophiles.

Pre-Public Hearing comments/Reasonable Accommodation Requests:

Public Hearing comments:

The following minutes are from the Public Hearing held

The Commissioners of Dayton Metropolitan Housing Authority (DMHA) met in a Public Hearing/Adjourned Special Meeting at 9:00 a.m. on March 31, 2006, at 400 Wayne Avenue, Dayton, Ohio.

Those Commissioners present were as follows:

Present:		Absent:
Daynelle S.T. Coleman	Rev. Wilbert O. Shanklin	None
Alvin Freeman	Steven Stanley	
Carole Grimes	William Vaughn	
Charles A. Jones		

The Chairman declared a quorum present and called the meeting to order. There were 5 guests present at the meeting.

Other public comments - Montgomery County:



Resident Advisory Board/Public Comments

See the following statement made by the Access Center for Independent Living (ACIL), a local advocacy group for people with disabilities.

Board of Commissioners
Dayton Metropolitan Housing Authority

It does not seem possible that it was 2 years ago tomorrow that I stood in your board room, surrounded by people with various disabilities from around Dayton and from Dayton nursing homes, and announced the lack of provision of safe, affordable *and accessible* housing for people with disabilities seeking public housing in Dayton. More astonishing to me, however, is the approach DMHA has taken in their response to my testimony.

During the past 2 years DMHA management staff has worked closely with the Access Center to resolve both accessibility and policy issues. DMHA went on to hire, an extremely well qualified consulting firm, Creative Housing Solutions(CHS), to assess the needs of their entire housing inventory. I commend DMHA on their choice of firms. Your choice was well informed about disability laws, thorough, well organized, prepared for meetings, and other forms of professionalism. I can think of only two items that they proposed that did not match our perspective. One was resolved, quickly, in our favor and the concerns associated with the other issue outweighed the problem of accessibility. They seemed to know, beforehand, exactly what our recommendations were going to be. I know that the cost of their services must have been extremely high but from what I saw of their work you *did* get your money's worth and those funds *were* well spent.

I am further astonished to find, in reviewing the Appendices of DMHA's 5 Year Plan, the work and recommendations of CHS and therefore ACIL – fundamentally unaltered. This, to me, reaffirms DMHA's continued, unparalleled dedication to correcting the deficiencies I brought before this body just 2 short years ago and resolute dedication to your mission: to provide low to moderate income residents of Montgomery County access to decent, safe, affordable housing.

I regret that I am unable to attend today's hearing to deliver this testimony in person. Do not take that as a measure of my sincerity. The Access Center will continue to work with and assist DMHA in realizing those plans described by CHS and included in your five year plan. We look forward to continuing to strengthen our partnership towards the goal of providing decent, safe, affordable – and now accessible housing to the citizens of Montgomery County and make available housing to those individuals currently residing in nursing homes who no longer wish to remain there or are there because of a lack of housing.

On July 26th of each, the Access Center celebrates the anniversary of the signing of the Americans with Disabilities Act. Among the festivities ACIL recognizes several businesses in the area what we call the "Spirit of the ADA" award. The "Spirit" of the

Resident Advisory Board/Public Comments

ADA is that attitude that views disability as a normal part of the human experience. That attitude that compels a business and its employees to not just follow the letter of the law, but to accept the intent of that law – equal rights, equal access and most importantly, equal treatment. At this year's ceremony will be adding another award – *The Access Center Partnership Award*. This award will recognize local organizations who have partnered with ACIL and shown exceptional dedication to the substance of our organization's mission – to ensure that people with disabilities have complete access to the community in which they choose to reside. "Necessity is the mother of invention." The Partnership Award was invented out of the need to recognize the "Spirit" that has been demonstrated by the management staff of Dayton Metropolitan Housing Authority during the past 2 years: Angela Flynn, Greg Johnson, Chuck Lenhart, and Mary DelRaso. We would invite these individuals and however many commissioners that wish to attend to this ceremony that includes honoring our new partnership and to receive the first Access Center Partnership Award. I will forward the ceremony details as they become available.

Once again, the Access Center applauds the devotion of Dayton Metropolitan Housing Authority to its mission and the steps that it has taken, and will be taking, to apply that mission's intent to *all* of Montgomery County's citizens.

With deep respect,

Alan R. Cochrun
Executive Director
The Access Center for Independent Living.

Additional Question:

Todd Souve, ABLE

Q. Mr. Souve wanted to know what the occupancy rate was based on?

A. Ms. Flynn stated it is based on the units available.

Attachment K – 2004-2008 Five Year Plan Goals Progress



Progress Toward Meeting Five-Year Goals

- 1) Successfully implement the HOPE VI project and complete it the first quarter of Fiscal Year 2005:

Update: **This goal is being revised for completion the first half of Fiscal Year 2007.**

- a. Family Life Center under construction by 6/30/05.

Update: **Plans for this facility are no longer part of the HOPE VI project due to Omega Baptist Church and Omega Community Development Corporation decision to construct the facility at a later date, outside the HOPE VI time frame.**

- b. Develop 30 new units of public housing Montgomery County by 3/31/05.

Update: **Due to the reprogramming of the family life center dollars, this phase has been increased from 30 to 40 units. The completion date for the first 30 units is being revised to 03/31/06. The completion date for the 10 additional units is 06/30/07.**

- c. Continue development of homeownership program in Old Dayton View by selling a total of 60 new and renovated homes.

Update: This goal is being revised to state: Continue development of homeownership program in Old Dayton View by selling a total of 55 new homes with construction started on ten homes by 6/30/06 and phase completion by 06/30/10.

- d. Continue to develop Montgomery County homeownership by completing the sale of 30 homes by 3/31/05.

Update: To date 36 homeownership units have had closings as of 12/31/05. Montgomery County agreed to extend its current contract which funds this phase, allowing remaining funds to be expended. New contract end date 12/31/06.

- 1) The agency's long-term vacancy rate represented almost 10% of the current available public housing units. Dayton Metropolitan Housing Authority has reduced this vacancy rate to 5% by developing and implementing a vacancy reduction plan to modernize these units over a three-year period. Dayton Metropolitan Housing Authority's long-term strategic plan will significantly reduce the vacancies authority-wide. During the next year, DMHA will reduce the vacancy rate to 3%.
- 2) Coordinate with the Ohio Department of Transportation the portion of the I-75 realignment that will affect, through demolition, two or more buildings at Parkside Homes.

Progress Toward Meeting Five-Year Goals

- 3) Achieve and maintain a high performer status on the Section 8 Management Assessment Program (SEMAP) by 6/30/06.
- 1) Focus on Public Housing Assessment System (PHAS) components, particularly the continuation of vacancy reduction, physical improvements and demolition efforts, leading toward a PHAS standard performer status by 6/30/06.
- 2) Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 98% or greater each month, with a 95% accuracy rate, throughout FY06.
- 3) Modernize 100 public housing units by 2009 to ensure long-term viability of the sites and other renovations included in the Five-Year Modernization Plan.
- 4) Utilize Replacement Housing Factor funds to develop 60 units of new public housing by 2009.
- 5) Develop an action plan for DMHA's housing stock by September 2006.
- 6) Develop and implement a plan for leveraging additional funds through borrowing, a bond issue, or through conversion of public housing to project-based subsidy. This plan would fund the modernization, construction, and demolition of sites.
- 7) Complete the sale, in Fiscal Year 2005, of 12 units on Irving Avenue by public sale with HUD approval, with the successful resolution of the outstanding debt issue, completed in FY 2006.

Update: This goal is being rewritten for the completion of the sale in Fiscal Year 2006.

- 8) Continue to negotiate with the American Red Cross on relocating the Emergency Housing Program from Parkside Homes to Dunbar Manor or other site. This agreement is dependent upon sufficient financial resources secured by American Red Cross and approvals from HUD and SAC.
- 9) Provide high quality and effective services to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2007, and provide homeownership opportunities through the agency's Homeownership Department (See Attachment A).
- 10) Continue to closeout Turnkey III Homeownership program by selling the final three homes, sell six of the 12 remaining Section 5h homes, and provide homeownership opportunities to ten families through the New Visions of Homeownership Program.

Update: This goal is being rewritten: Continue to closeout Turnkey III Homeownership program by selling final two homes (one sold FY 04), sell six of the 11 remaining

Progress Toward Meeting Five-Year Goals

Section 5h homes (one sold FY 04), and sell the final 13 units through the New Visions of Homeownership Program.

- 11) Demolish or dispose of four large housing sites over the next three years: Parkside Homes, Arlington Courts, Cliburn Manor, and Helena Hi-Rise.
- 12) Continue to work on security issues by implementing the current security plan and completing a full assessment of its effectiveness.
- 13) Convert up to 250 Section 8 Housing Choice Vouchers to Section 8 Project Based Vouchers to provide affordable housing alternatives, which will be owned by DMHA.
- 14) DMHA Relocation Plan January 2006

Project Overview

Dayton Metropolitan Housing Authority will be disposing of Cliburn Manor (OH5 -08), Arlington Courts (OH5-06), Helena Hi-Rise (OH5-24), and Parkside Homes (OH5-01) as part of a Federally Funded Housing Demolition Program. The relocation plan for these sites involves clearance of 788 units. The residents will receive notification of the general relocation as soon as the demolition/disposition application for the developments has been approved by HUD. The notice will describe the assistance to be provided and the procedures for obtaining the assistance. The plan is to relocate the existing residents to other public housing units or offer the Housing Choice Voucher for those willing to move into Section 8 rental units. All residents applying for the Housing Choice Voucher will have a criminal background check done. If something is found that violates their lease, they will not only be ineligible for the Housing Choice Voucher but they will also be evicted from public housing.

Relocation housing will be decent, safe, and sanitary with rents no higher than those permitted by Section 18 of the Quality Housing and Work Responsibility Act of 1998.

Originally built between 1941-1972, the complexes are located on approximately 100.8 acres and consist of 788 dwelling units in 109 buildings. The current mix is as follow:

- 214 one (1) bedroom units
- 289 two (2) bedroom units
- 238 three (3) bedroom units
- 43 four (4) bedroom units
- 4 five (5) + bedroom units

There are currently 447 families living in the developments.

Progress Toward Meeting Five-Year Goals

The proposed plan is to completely vacate the units that are scheduled for Demolition/Disposition. The residents in the affected units/buildings will be relocated to:

Possible Relocation Options

- | | |
|---|---|
| A | Vacant Units in other Public Housing Developments |
| B | Section 8 Housing Choice Voucher |

A Relocation Officer has been appointed who will oversee the entire relocation program. The Relocation Officer will also be available at all times to address resident questions and/or concerns.

The relocation assistance and benefits provided for families being relocated because of property disposition are described below:

RELOCATION TEAM

The Dayton Metropolitan Housing Authority's Family Self-Sufficiency (FSS) Department will lead the relocation efforts for the program. The FSS Supervisor will serve as the Relocation Officer. Other Relocation Team members include DMHA departmental staff from Housing Management Services, Occupancy, and Section 8.

Relocation Team Responsibilities

The FSS Department responsibilities include:

- Conducting family intake to determine the residents' self-sufficiency needs and identify barriers to successful relocation;
- The FSS Team will meet with all affected residents to determine their housing preferences and identify any barriers residents face in obtaining their preferred housing;
- Referring affected residents to DMHA's Occupancy or Section 8 staff;
- Facilitating linkages with residents and any resources needed for relocation to other public housing sites;
- Coordinating relocation services such as utility, phone, and cable television transfers;
- Providing information, counseling and training classes to residents interested in homeownership.
- Determine public housing or Section 8 housing availability that matches residents' interests;
- Offer public and Section 8 housing options to residents;
- Coordinate residents' relocation activities;
- Conduct relocation briefings, orientations, and informational workshops.

Progress Toward Meeting Five-Year Goals

GENERAL RELOCATION PROVISIONS

A. Scope

This Relocation Plan applies to all DMHA initiated relocations resulting from the disposition of Cliburn Manor (OH5-08), Arlington Courts (OH5-06), Helena Hi-Rise (OH5-24), and Parkside Homes (OH5-01). This plan details relocation policies and procedures and applies to residents affected by the disposition of the aforementioned properties.

B. References

This Plan conforms to the relevant provisions of Section 18 of the Quality Housing and Work Opportunity Act of 1998. The underlying objective of this Plan is to ensure that persons relocated as a direct result of the remediation, renovation and revitalization of the sites are treated fairly, consistently, and equitably, and that they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of DMHA residents as a whole.

C. Amendments to the Plan

DMHA may amend this Plan at its discretion based on changing needs or conditions of the project and as approved by HUD. If DMHA amends this Plan they will provide the amendments to affected residents along with the reasons necessitating or making such amendment(s) desirable.

RELOCATION REQUIREMENTS

A. Selection of Options

DMHA currently has enough vacancies within its existing public housing stock to relocate all eligible residents affected by the property demolitions discussed in this document. Therefore, all eligible residents will be offered replacement housing within DMHA's public housing stock. However, affected residents also have the option to move to Section 8 rental property using a Section 8 Housing Choice Voucher. All residents applying for a Section 8 voucher will have a criminal background check done. If something is found that violates their lease, they will not only be ineligible for Section 8 housing but also be evicted from public housing.

After a resident determines their relocation preference, the resident will have 3 working days to change their mind and choose another option. If the resident does not change their preference within 3 working days, the relocation choice becomes final unless DMHA consents in writing to any further change. Such written consent shall not be unreasonably withheld provided the resident offers documented justification demonstrating their change in circumstances, which necessitates their request.

Progress Toward Meeting Five-Year Goals

B. Relocation Options

All eligible residents who are relocated in the context of the demolition project will receive the appropriate services and benefits required under Section 18 of QHWRA. The following relocation options will be available to residents:

- **Public Housing Transfers:** All affected residents will be offered permanent relocation housing in a comparable public housing unit so long as it is available. DMHA does not recommend residents to relocate to a public housing unit that has inadequate bedroom accommodations for the family. If comparable public housing does not exist, DMHA will assist the affected resident in finding comparable private housing.
- **Housing Choice Voucher:** Residents also may choose to relocate to a Section 8 rental property utilizing a Housing Choice Voucher. All residents applying for a Section 8 voucher will have a criminal background check done. If something is found that violates their lease, they will not only be ineligible for Section 8 housing but also be evicted from public housing.

DMHA will use all available resources to identify and move residents into their desired housing preference. However, transportation expenses for relocating displaced persons or personal property to a location beyond 50 miles is not an eligible relocation expense.

Relocated residents will be encouraged to contact their FSS Coordinator and/or relocation assistance provider regarding any problems or concerns that may arise during relocation.

C. Disqualification

Residents are not eligible to receive relocation assistance if they are evicted for cause, or serious and/or repeated violations of the terms and conditions of their lease or occupancy agreement. Residents are also ineligible if they have violated applicable Federal, State or local law, or are evicted for other just cause; and HUD determines that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance. A court order is necessary to enforce any eviction from public housing. All residents applying for a Section 8 voucher will have a criminal background check done. If something is found that violates their lease, they will not only be ineligible for Section 8 housing but also be evicted from public housing.

D. Translation Services

All non-English-speaking residents will be provided translation services.

E. Non-Discrimination Policy

DMHA shall comply fully with Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 504 of the Rehabilitation Act of 1974, and any legislation

Progress Toward Meeting Five-Year Goals

protecting the individual rights of residents, applicants or staff, which may subsequently be enacted.

F. Supplemental Procedures

DMHA may develop supplemental relocation procedures as it deems appropriate to successfully relocate residents pursuant to this Plan.

G. Notification Process

All affected residents will be sent and/or given the following notices either by staff or by certified and registered first-class mail, return receipt requested. Each notice shall be written in plain, understandable language. Persons who are unable to read and understand the notice will receive appropriate assistance to ensure effective communication.

The General Information Notice is an advisory notice sent by DMHA's Housing Management Office to affected residents explaining the demolition and relocation project. The notice will advise residents:

- Not to move before the project is approved and before receiving a notice indicating eligibility for relocation assistance, the anticipated relocation assistance they may receive, eligibility criteria for receiving assistance, and assistance procedures;
- That they will receive reasonable relocation advisory services, including relocation referrals and other necessary services;

Notice of Eligibility for Relocation Assistance advises affected residents about their eligibility to receive relocation assistance. The notice shall:

- Inform affected residents about their eligibility for relocation assistance, and the effective date of their eligibility;
- Describe the available relocation assistance services, the estimated amount of assistance and the procedures for obtaining relocation assistance.
- Include HUD's required relocation brochure 1042 that describes resident's relocation benefits;
- State that residents will receive a 90-day written notice along with referrals to several comparable replacement dwellings; and
- Contain resident's appeal rights and procedures.

The Ninety-Day Notice will advise residents of the specific date by which the property must be vacated or the earliest date by which the affected resident may be required to move. That schedule is listed below under the Relocation Schedule.

The Move Out Date will be 90 days after the Ninety-Day Notice is sent. Must be moved by this date or have a scheduled move out date within 14 days of this date or the eviction process will begin.

Progress Toward Meeting Five-Year Goals

H. Early Relocation Option

DMHA will allow the residents of Parkside Homes (OH5-01) to participate in an early relocation option. This option will allow these residents to relocate before the application for demolition/disposition is approved by HUD. All affected residents will be sent a letter informing them that they may participate in the early relocation option if they so choose. These residents will still be given all the same notices as other affected residents from other demolition/disposition sites as outlined in heading G. of this section.

RESIDENT RELOCATION PROCESS

DMHA will be responsible for all reasonable moving expenses incurred by affected residents while relocating due to the demolition program. DMHA will reimburse residents for eligible moving expenses for affected resident's permanent move from the sites that will be demolished, and for eligible moving expenses for relocation to permanent housing if the first move was temporary.

Affected residents may choose to move themselves and receive a fixed payment as determined by the attached schedule noted below, or use the housing authority's mover. Packing assistance is available to disabled residents. Some residents may wish to pack their own items of value and personal belongings.

A. Relocation Process to Public Housing or Other Housing:

All affected residents will be offered the choice of relocating to either existing comparable public housing, or relocating to a Section 8 rental unit.

- **Offer Available Housing Units:**
The Occupancy Department will match affected residents' needs with available units within DMHA's available public housing inventory.
- If the resident chooses to accept the Housing Choice Voucher and relocate to a Section 8 rental unit, the resident and DMHA will work together in locating a comparable housing unit. Each household will be referred to at least three comparable units, which can include public housing and Section 8 housing units.
- **Site Tours:**
Maps will be provided to existing public housing sites. In addition, site tours will be conducted at designated DMHA housing sites.
- **Determine Housing Choice:**
Residents will inform the Occupancy Department, Section 8 Department, and their FSS Coordinator about their housing choice. After a resident determines their relocation

Progress Toward Meeting Five-Year Goals

preference, the resident will have 3 working days to change their mind and choose another option.

- **Moving Options:**

Residents will have the following moving options: (1) DMHA performs the move to comparable public housing units or Section 8 rental unit and pays a \$50 dislocation allowance to the affected residents. (2) Residents can receive a moving allowance based on Federal Highway Administration moving schedule guidelines.

B. Relocation Expenses

Actual reasonable moving and related expenses are considered:

- Transportation of the affected resident and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the housing authority determines that relocation beyond 50 miles is justified.
- Packing, and unpacking of the personal property if resident needs assistance.
- Reconnection of utilities including gas, electric, phone, and cable services, if the resident had active services at the time of the scheduled move;
- Other moving-related expenses as determined by DMHA except for expenses not permitted by HUD.

After utility services are reconnected, an affected resident who transfers to a public housing unit may be eligible to receive a utility subsidy. DMHA will make arrangements with utility providers to pay reconnection fees directly to the provider, avoiding out-of-pocket expense for residents.

DMHA will pay for reasonable utility deposits for displaced residents. Under no circumstance will DMHA reimburse an affected resident for expenses or related deposits for new telephone or cable services where the resident did not previously have service at the time of the scheduled move

C. Resident-Owned Fixtures

Residents will be responsible for replacing resident owned fixtures, i.e., washer dryer, air conditioner, pictures, etc. DMHA will provide relocation assistance for such items.

Special Eviction Authority

This special eviction authority is necessary in order to ensure residents comply with the terms specified in this Plan to implement the demolition project. This special eviction authority will only be enforced for violations pertaining to the relocation project.

Progress Toward Meeting Five-Year Goals

Special Appeal Procedure

Residents who are being evicted under the housing authority's special eviction authority, or who are aggrieved by any relocation related decision made by DMHA, are entitled to appeal the housing authority's action under the appeal procedures as described in DMHA's Appeal Procedure Guidelines. **This procedure will not apply to evictions for cause related to lease violations and rent delinquencies.**

Grounds for Appeal

Furthermore, any resident being relocated may file an appeal if he or she has reasonable grounds to believe any of the following to be true:

- A mistake has been made in determining eligibility for payment;
- An error has been made in calculating the amount of payment;
- A reasonable choice of comparable replacement housing has not been offered;
- The replacement housing has not been inspected properly; or
- DMHA or its agent(s) fails to comply with this Plan.

Progress Toward Meeting Five-Year Goals

<p style="text-align: center;">General Information Notice</p> <p>Issued within 5 days of Demolition Application Approval.</p>	<p style="text-align: center;">Notice of Eligibility For Relocation Assistance</p> <p>Issued at initiation of negotiations</p>	<p style="text-align: center;">90 Day Notice</p> <p>Issued 30 days after General Notice is sent</p>	<p style="text-align: center;">*Move Out Date</p> <p>90 days after 90 day notice is sent out</p>	<p style="text-align: center;">Eviction Date</p> <p>Process will begin 30 days after move out date</p>
<p>Hand served by Housing Authority Representative, sent certified and registered mail.</p>	<p>Advises affected residents about their eligibility to receive relocation assistance. The notice shall:</p> <ul style="list-style-type: none"> -Inform about eligibility for relocation assistance, and the effective date of eligibility; -Describe the available relocation assistance services, the estimated amount of assistance and the procedures for obtaining relocation assistance. -Include HUD's required relocation brochure 1042; -State that residents will receive a 90-day written notice along with referrals to several comparable replacement dwellings. 	<p>Assist in locating comparable units to assist in move out.</p> <p><i>Boxes & tape</i> <i>Set-up</i> <i>contract</i> <i>Self moves</i> <i>Document</i> <i>comparable</i> <i>moves</i></p> <p>► Briefing Session</p>	<p>Must be moved by this date or have a scheduled move out date within 14 days of this date. or The eviction process will begin.</p>	<p style="text-align: center;">Units Available</p>

Record Keeping Procedures

Records will include:

- i. Evidence that residents received timely written notice informing them that they will not be displaced as a result of this development as required by section 970.8;
- ii. Evidence that residents received a timely offer to lease a suitable dwelling in another DMHA complex;



Progress Toward Meeting Five-Year Goals

- iii. Evidence that residents were reimbursed for any out-of-pocket expenses incurred in connection with the move to another unit;
- iv. Forms to be utilized will include:
 - a. Site Occupancy Records
 - b. Records of Advisory Assistance and Other Contacts
 - c. Claims for Moving and Related Expenses
 - d. Residential Relocation and Management Report

These records will be prepared/updated by the site managers and will be kept on file at each of the affected sites. Records will also be copied to a master file located in the Relocation (FSS Department) Office.

In addition, the master head-of-household relocation file will contain:

- A completed “Intake form” and “self-sufficiency plan” based on the resident interview;
- A copy of each notice sent to the head-of-household (General Information Notice, 90-day notice, and notice of eligibility.) and signed receipts;
- A resident profile;
- An itemized list of moving expenses, proof of fixed payment or dislocation allowance.
- Assignment letters, claim forms and relocation tracking activity tickets; and
- A signed copy of the resident’s relocation preference(s).

The FSS Coordinator will prepare/update these master files. Resident folders must be kept in a centralized, accessible location for a period of not less than three years following relocation or as required by HUD relocation policies. The case managers will ensure that relocation activities are conducted in compliance with Section 18 of QHWRA and DMHA rules and regulations.

Relocation Timeline

DMHA will relocate affected residents according to the relocation and demolition-phasing timeline noted below. However, the relocation-phasing timeline may change, at DMHA’s discretion or due to circumstances beyond the housing authority’s control, such as changes in demolition or relocation. All affected residents will be given any modified relocation or development updates as they become available. Affected residents who have not relocated within the designated time according to the Relocation Implementation Timeline will be in violation of their dwelling lease, and the housing authority may employ Special Eviction Authority to remove them, if necessary.

► Relocation Counseling

*If the affected resident does not have their move scheduled by this date, the housing authority will use its Special Eviction Authority to evict the resident(s).

Progress Toward Meeting Five-Year Goals

RELOCATION BUDGET

Our current plan is to utilize funds from the FFY 2005 budget of the Capital Fund which will allocate \$200,000 for relocation assistance at the subject developments.

The basic moving cost for these developments is estimated at \$1525 per unit for a total of \$764,025.

This sum includes the following components:

1. Utility relocation costs at an estimated cost of \$250 per unit for a total of \$125,250.
2. The cost of administering this relocation plan and providing assistance, counseling and education throughout the course of these developments is estimated at \$250 per family for a total of \$125,250.
3. Physical move of the residents' belongings at \$1025 per unit for a total of \$513,525.

Physical Moving Costs

The following table outlines the amounts of the payments that will be made to the residents using the Federal Highway Administration's schedule of allowances. Payments will be made to the family in two installments. The first installment will be paid to the resident upfront prior to the move. The second installment will be payable to the resident once they have provided a lease or other documentation that they have moved into a new unit.

<i>Number of rooms of furniture</i>									<i>Occupant does not own furniture</i>	
<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>Each additional room</i>	<i>First room</i>	<i>Each additional room</i>
<i>\$400</i>	<i>\$600</i>	<i>\$800</i>	<i>\$950</i>	<i>\$1100</i>	<i>\$1250</i>	<i>\$1400</i>	<i>\$1550</i>	<i>\$150</i>	<i>\$250</i>	<i>\$50</i>

The above cited Dayton Metropolitan Housing Authority Resident Relocation Policies and Procedures are duly authorized by:

Greg Johnson, Executive Director
Dayton Metropolitan Housing Authority

Date

A copy of this Relocation Plan is available for public inspection Monday-Friday, between 8:00 a.m. and 5:00 p.m. at Dayton Metropolitan Housing Authority, 400 Wayne Avenue, Dayton, Ohio.

Progress Toward Meeting Five-Year Goals

22) Temporary and Permanent Conversion of Public Housing Units

HUD Request to Deprogram Units - Temporary Three Year Waiver			
Site #	Site Name	Address	Use
5-2	DeSoto Bass Courts	1734 Germantown Street	Resident council office
5-5	DeSoto Bass Courts	65 Benning Place	Mercy Manor Program counseling and group meetings for DMHA residents, and office space
5-6	Arlington Courts	239 Chicahominy Avenue	On-site resident library and community room for City of Dayton Parks & Recreation and Project Impact, a local family support program
5-9	Hilltop Homes	614 Groveland Avenue	Community room space for residents. Regularly used by Boy Scouts of America, Narcotics Anonymous, and during summer for a youth lunch program
5-14	Wentworth	2765 Wentworth Avenue #127	Community room for residents; arts & crafts center
5-15F	Riverview Terrace	3400 West Riverview Avenue	Community room for residents; youth lunch program during summer months
5-15G	Woodview	1014 Sunshine Court	Community room for residents
5-16	The Metropolitan	50 Central Avenue #506	Office for Resident Voluntary Patrol Program
5-20	Dunbar Manor	1004 West Stewart Street	Resident council food pantry
5-21B	Cornell Ridge	2022 Cornell Ridge	Community room for residents and on-site library

HUD Request to Return Units to Inventory			
Site #	Site Name	Address	Use
5-1	Parkside Homes	1205 Newark street	Formerly used as storage
5-7B	Park Manor	220 Park Manor Drive #4X	Formerly used as non-profit subsidiary community space
5-41	Olive Hill	161 Pawtucket Street	Formerly used for Sheriff's Department
5-24	Helena Hi-Rise	144 East Helena Street #417	Formerly used as office space
5-32A	Caliph Court	5062 Caliph Court	Formerly used as resident program space
5-32B	Limestone & Modena	3611 Limestone Avenue	Formerly used as community space

HUD Request to Deprogram Units - Permanent			
Site #	Site Name	Address	Use
5-1	Parkside Homes	4010,403,405,407,409,411,413,415,417,419, Van Wert Place; 1111,1219,1221,1231,1233 Brennan Drive; 326,328,400,402,404,406,408,410,412,414,416,418 Alliance Place; 1200,1202,1204 Newark Place; 1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222, and 1223 Lima Place	Red Cross Emergency Housing Program - 54 Units

Progress Toward Meeting Five-Year Goals

5-1	Parkside Homes	201,205,207,209,211,213,215,217,219, and 221 Alliance Place; 201,205,207,209,211,213,215,217, and 221 Parma Place	Day-Mont West Sojourner Program - 20 Units
5-2	DeSoto Bass Courts	900,902,912, and 914 Wilberforce Place	These units were reconfigured in 1998/99 as office space under the national demonstration site designation for Jobs-Plus. The current status is unclear. They may have previously been deprogrammed during renovation.
5-6	Arlington Courts	3052,3504,3506,3508,3510, and 3512 McCall Street	These units may have been previously deprogrammed through DMHA's partial demolition application for Arlington Courts that was HUD approved May 2003; amended for retention as a maintenance warehouse December 2003 (Building 231)
5-16	The Metropolitan	50 Central Avenue #105,106,206,306,406,606, and 706	105 is site office; 106,206,306,406,606, and 706 are maintenance work areas and storage areas (converted efficiencies that were unrentable due to minimal square footage)
5-20	Dunbar Manor	1112 and 1126 Staley Avenue	1112 is community room space for residents; 1126 is maintenance shop
5-24	Helena HI-Rise	144 East Helena Street # 143 and #147	143 is storage and 147 is site office

- 23) DMHA has been selected receive funding for FY2005 ROSS RSDM – Elderly Program to coordinate and set-up services for residents of Public and Indian Housing who are participating or have participated in self-sufficiency programs. The total amount of funding reserved is \$403, 828. Date of implementation is still pending.
- 24) DMHA has been selected to receive funding for FY2005 ROSS RSDM – Family Program to help residents achieve self-sufficiency through activities which include but are not limited to job training, expanded educational opportunities, access to internet and computer technology. The total amount of funding reserved is \$350,000. Date of implementation is still pending.

Attachment L – Section 8 Project-Based Vouchers



Section 8 Project Based Vouchers

The Dayton Metropolitan Housing Authority (DMHA) is implementing a Project-Based Voucher Program. The size of the program does not exceed 20% of the Housing Choice Voucher Program within DMHA's jurisdiction. DMHA will exercise this option with the goal of supporting affordable housing units available to very low- and extremely low-income families that: 1) meet HUD's deconcentration criteria, and 2) will encourage property owners to convert existing housing units, construct new housing units, or upgrade existing rental housing units, consequently increasing the number of housing units available to very low- and extremely low-income families.

The general locations for project-based subsidies are consistent with HUD's directive to award them in eligible census tracts with poverty rates of less than 20%. This will be determined from the year 2000 census data, unless specific exceptions are identified that would require HUD approval and results in a reasonable choice of buildings or projects to be provided project-based subsidies when DMHA solicits applications.

DMHA believes that project-based subsidies are needed in Montgomery County to increase the opportunities for affordable rental units made available to Section 8 participants in low poverty census tracts. The new provisions of the project-based voucher program make it more feasible to expand assisted housing into "Opportunity Areas" for our tenants and assure their availability for a period of up to ten years.

Project-based voucher assistance provided by DMHA is consistent with new HUD regulations which include some of the following provisions: project-based assistance may now be used for existing housing units in addition to newly constructed or rehabilitated housing units; project-based assistance is now capped at 25% of the dwelling units in any one building, with exceptions for single family properties and dwelling units specifically for elderly families and disabled families receiving supportive services. Project-based assistance may now be provided for a term up to ten years, subject to the future availability of appropriated funds; and other administrative issues concerning rents, tenant selection, family choice to move, vacant units, unit inspection and housing quality standards. DMHA has established policies for public advertisement and competitive selection of the housing units to be subsidized with project-based vouchers.

DAYTON METROPOLITAN HOUSING AUTHORITY HOMEOWNERSHIP ASSISTANCE PROGRAM

The Dayton Metropolitan Housing Authority (DMHA) hereby establishes a Section 8 tenant-based Housing Choice Voucher Homeownership option in Dayton, Ohio, pursuant to the U.S. Department of Housing and Urban Development's (HUD) final rule dated October 12, 2000 and by Section 555 of the Quality Housing and Work Responsibility Act of 1998 under Section 8(y), Homeownership Option.

Participant Qualification **24 CFR 982.626, 982.627**

Any Section 8 eligible applicant or program participant who has been issued a Section 8 Housing Choice Voucher may utilize the subsidy to purchase rather than rent a home, subject to the following:

- 1) A family must meet the requirements for admission to or continued participation in the DMHA tenant-based program.
- 2) The homeownership option will be included in all Briefing and Recertification classes as well as media and community announcements. Current Section 8 participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 3) The head of household or co-head that has previously defaulted on a mortgage obtained through the homeownership option is barred from participation.
- 4) Participant families must be "first-time" homeowners, where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership option. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 5) Participants in the Section 8 homeownership option must enroll in a DMHA approved pre and post-purchase homeownership training and counseling services and be deemed to be "mortgage ready" before the housing choice voucher can be utilized toward homeownership. At a minimum, the program will cover the following:
 - Home maintenance
 - Budgeting and money management
 - Credit Counseling
 - Negotiating the purchase price
 - Financing / Refinancing / Predatory Lending Practices

- Locating the home
 - De-Concentration issues
 - Family must purchase only a home that passes HQS inspection
- 6) The head of household or co-head must be employed full time and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household or co-head are disable or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
- 7) The family's income must be equal to or exceed two times the payment standard for the family's unit size. Public assistance income may not be used for meeting this requirement, except for households in which the head or co-head is elderly or disabled and households that include a disabled person other than head or co-head. (Public Assistance includes federal housing assistance or the housing component of a welfare grant; OWF assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a Federal, state or local program that provides assistance available to meet family living or housing expenses.)
- 8) Applicants must enroll in the Family Self-Sufficiency Program. If applicable, the funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.

Portability
24 CFR 982.636

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside of DMHA's jurisdiction if the receiving public housing authority is administering a Section 8(y) homeownership program and is accepting new families into its Section 8(y) homeownership program.

Contract for Sale Inspection
24 CFR 982.631

Participants in the homeownership option program must initially complete a Purchase Agreement with the owner of the property to be purchased.

The Purchase Agreement must include the home's price and terms of sale, the DMHA pre-purchase HQS inspection requirements, and an agreement that the purchaser is not obligated to pay for any necessary repairs.

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. An ASHI member, candidate with logo privileges, or a NAHI regular member must conduct the independent inspection.

(Ohio HB 345 may require all inspectors to be certified by a regulated licensing board.) In all cases, the inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems.

DMHA will conduct a Housing Quality Standards (HQS) inspection and will review an independent professional inspection of the unit's major systems. DMHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the professional inspection report.

Financing
24 CFR 982.632

The household is solely responsible for obtaining financing. All loans must meet FHA mortgage insurance credit underwriting requirements. DMHA will review lender qualifications, loan terms, or other debt to determine that the debt is affordable.

DMHA establishes a minimum homeowner down payment requirement of at least 3 percent of the purchase price for participation in its Section 8(y) homeownership program, and requires that at least one percent of the amount financed is paid from the family's personal resources.

There is no prohibition against using local or State Community Development Block Grant (CDBG) or other subsidized financing in conjunction with the homeownership program.

With the exception of approved non-profit organizations, DMHA prohibits owner financing.

In the event of appeal, DMHA's Section 8 department will appoint a review panel.

Length and Continuation of Assistance
24 CFR 982.634

Section 8 assistance will only be provided for the months the family is in residence in the home. The maximum length of time a family may receive homeownership assistance is fifteen years if the initial mortgage incurred is 20 years or longer. In all other cases, the maximum length of time is ten years. Elderly and disabled families are exempt from this time limit.

Family Obligations

24 CFR 982.633

In addition to completing the Pre-Counseling program, the family must complete a contract of homeowner obligations prior to utilizing the Housing Choice Voucher for homeownership.

- 1) The family must comply with the terms of any mortgage securing debt incurred to purchase the home and any refinancing of such debt.
- 2) At any time the family is receiving homeownership assistance, the family may not sell or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
- 3) A home equity loan may not be acquired without the prior written consent of DMHA.
- 4) The family must provide required information regarding income and family composition in order to calculate correctly total tenant payment and homeownership assistance, consistent with Section 8 requirements.
- 5) While receiving homeownership assistance, the family must notify DMHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
- 6) While receiving homeownership assistance, the family must notify DMHA before the family moves out of the home.
- 7) The family must, at annual re-certification, document that he or she is current on mortgage, insurance and utility payments.
- 8) The family is prohibited from moving more than one time in a one-year period. The family may be required to participate in pre or post-counseling prior to re-housing.

Assistance Payment

24 CFR 982.635

The family's Section 8 monthly housing assistance payment will be the lower of (1) the Section 8 voucher payment standard minus the Total Tenant Payment or (2) the monthly homeowner expenses minus the Total Tenant Payment.

Homeownership expenses include principal and interest on mortgage debt, refinancing charges of mortgage debt, taxes and public assessments, insurance, maintenance allowance for expenses, major repairs and replacements will be based on recommended allowance provided by its designees.

Housing assistance payments will be distributed to a restricted “sweep account”. The family will also deposit their share of the mortgage into the “sweep account”. The lender will then withdraw all moneys in the account to pay the monthly mortgage amount.

If a family’s income increases to a level that they are no longer eligible to receive a housing assistance payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for Section 8 assistance will automatically terminate.

Lease to Purchase

Lease-to-Purchase agreements are considered rental property and subject to the normal tenant-based Section 8 rental rules. All regulations of the homeownership program will be in effect at the time that the family opts to exercise the purchase.

Default

If the family defaults on the home mortgage loan, the participant will not be able to use the Homeownership Voucher for rental housing but may reapply for the Section 8 waiting list.

Denial or Termination of Assistance 24 CFR 982.638

DMHA reserves the right to deny or terminate assistance for the family, and will deny voucher rental assistance for the family, in accordance with HUD regulations governing any failure to comply with family obligations, mortgage default, or failure to demonstrate that the family has conveyed title to the home as required, or if the family has moved from the home within the period established or approved.

Informal Hearings 24 CFR 982.555

DMHA will provide the opportunity, for an informal hearing to program participants who are being terminated from the program because of the family’s action failure to act. DMHA will send written notice as to the reason(s) for the proposed action informing the participant that they may request an informal hearing, in writing, within

10 days of the notice. If the participant requests a hearing, the assistance will not be terminated until the final decision is made.

When a participant requests a hearing, DMHA will schedule the hearing within 5 days of receiving the hearing request and notify the participant of the date and time of the hearing. Prior to the hearing the participant will be given an opportunity to examine and copy the documents pertinent to the family's termination. DMHA must be given the same opportunity to examine any family documents that are directly related to the hearing, and to copy them at its own expense.

A hearing officer designated by the DMHA Section 8 Department will conduct the hearing. This person will be someone other than the person who may have approved the decision or subordinate of this person. A lawyer or other representative, at the families own expense may represent the family. The family will be given the opportunity to present evidence, and to question any witnesses. The hearing officer will issue a written decision within 7 days, stating the reasons for the decision.

Attachment N – Voluntary Conversion Assessment



Component 10(B)
Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **All but the elderly hi-rises.**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Only hi-rises for the elderly.**
- c. How many assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

<u>Development Name</u>	<u>Number of Units</u>

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

In progress.

Attachment 0 – Pet Policy



Pet Policy Public Housing Program

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

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

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

There will be a one-time, non-refundable fee of \$150 per dog and \$150 per cat in addition to the \$100 security deposit assessed as a general fee for any dog or cat and all pet-related purposes which is payable to the DMHA. This fee is not a limit on the resident's liability for property damage, cleaning, deodorization, defleaing, replacements, and/or personal injuries. Any and all members of legal age of the household are liable if they are listed on the lease.

- The resident must advise the Manager, in writing, of their desire to own a pet and submit a required \$150 security deposit. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they are DMHA rules and regulations or applicable laws or ordinances.

The pet must not exceed 35 pounds at maturity. DMHA automatically excludes Pit Bull Terriers, Rotweilers, or any animals used for fighting purposes, or any animals deemed vicious, dangerous, or a nuisance by law under the *City of Dayton Revised Code of General Ordinances, Chapter 91*.

The resident must provide proof of licensing each year, which is payable to Montgomery County by January 31 of each year. Failure to provide this information to DMHA management is considered a violation of the Lease Agreement and could result in eviction.

A statement from a veterinarian that the animal has been spayed or neutered prior to occupancy in the unit, and proof that all required vaccinations have been administered as required by law, is required to be given to the Manager prior to the animal's occupancy of the unit. Owners must maintain current inoculations of pets as defined by the Montgomery County Humane Society and such records are to be made available upon request by management.

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

Pet Policy Public Housing Program

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

Excessive barking, whining, or howling by animals is considered to be a violation of other tenants' peaceful enjoyment and will be considered a lease violation if not immediately corrected. Residents agree to immediately and permanently remove the pet from the premises if DMHA receives complaints from neighbors or other residents or if the pet has disturbed the rights, comforts, or conveniences of neighbors or other residents. Any physical and/or personal injury suffered as a result of a pet may be cause for immediate removal of the pet. Tenant's refusal to remove the pet under such circumstances shall be cause for lease termination and eviction from the unit.

- Guests are not permitted to bring pets into tenant's units.
- Residents are not permitted to "house sit" any pets belonging to others for any reason.
- Pets are not to be tied to any fixed object outside their dwelling unit.
- Pets are to be fed and watered inside the resident's unit. No food or water is allowed to be stored outside of unit or in common areas.
- Pets must be secured (i.e., caged or placed in a room) when the resident is not at home or when a DMHA employee enters the unit for any reason.
- Resident must inform management who will be responsible for the care of their pet in the event the resident travels out of town without the pet, they become ill for an extended period of time, or in the event of their death or any emergency situation.
- Each adult resident who executed the Lease Agreement shall also sign the Pet Ownership Lease Addendum. Residents shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.
- Each resident shall pay for cleaning, defleaing, and deodorizing their unit as directed by the Site Manager and or prior to move-out. This service will be secured by management and paid by the tenant prior to any refund of the housing deposit.

Pet Policy Public Housing Program

Location Of Pets in Hi-Rise Buildings

There is no restriction on the total number of pets in any building. There will be no restriction on the location of fish, small birds, and small caged animals in the buildings. DMHA, however, may attempt to require that dogs and cats be confined to the lower floors of the buildings. This effort will be made to insure that other residents, whose health may be affected by the presence of a fur-bearing animal, will be able to live on a floor of the building where no pets are present. Pets will not be permitted in public meeting or community meeting rooms, dining areas, laundry rooms, or other public gathering places. When dogs and cats are moved through the building, they must be leashed. Pets should be moved through common hallways and areas inside the buildings as quickly as possible.

Sizes

Cats and dogs in Hi-Rise buildings shall not be larger than reasonable considering unit size, unit density in the development or building, and the resident's ability to control and care for the pet.

If any rule or provision of this Pet Addendum is violated by residents or residents' guests, resident shall immediately and permanently remove the pet from the premises upon written notice from management or their representative; and management shall have all other rights and remedies set forth in the standard Lease Agreement regarding eviction including relief for damages, court costs, and attorney's fees.

Attachment P – Resident Board Member Status



Resident Membership Board of Housing Commissioners

Dayton Metropolitan Housing Authority is in compliance with the resident board member requirement under the Mayoral appointment of Carole Grimes on June 15, 2004, through June 30, 2009.

Appointing authorities for the seven members: Probate Court - 1, Common Pleas Court - 1, County Commissioners - 3, Mayor of the City of Dayton – 2 (with one appointment being a resident).

Attachment Q – Resident Advisory Board Membership



Resident Advisory Board

Viola Washam
4736 Vanguard Ave
Dayton OH 45418-1938

Teresa Edmondson
5027 Hillcrest Ave
Dayton OH 40406-1222

Herlon Fox
1119 Superior Ave
Dayton OH 45407

Mary G. Walker
220 Park Manor Dr 3X
Dayton OH 45410

Mary J. Corona
2765 Wentworth Ave 305
Dayton OH 45406

Attachment R – Minimum Rent Hardship Exception Policy



Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan
and Administrative and Continued Occupancy Plan)

• Section 8 Program

“Minimum Rent” and Minimum Family Contribution

“Minimum rent” in the Certificate and moderate rehabilitation program is \$50.00. Minimum rent includes the combined amount (TTP) a family pays towards rent and/or utilities.

Minimum family contribution in the voucher program is \$50.00.

Minimum family contribution in the SRO program is \$25.00.

Hardship Requests for an Exception to Minimum Rent

DMHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. DMHA will review all relevant circumstances brought to DMHA's attention regarding financial hardship as it applies to the minimum rent. The following section states DMHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed.

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including:

- Loss of employment
- Death in the family
- Other circumstances as determined by the PHA or HUD

Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan
and Administrative and Continued Occupancy Plan)

• Section 8 Program – cont.

DMHA Notification to Families of Right to Hardship Exception

DMHA will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent.

If the minimum rent is the greatest figure in the calculation of Total Tenant Payment, DMHA staff will include a copy of the notice regarding hardship request provided to the family in the family's file.

DMHA notification will advise families that hardship exception determinations are subject to DMHA review and hearing procedures.

DMHA will review all family requests for exception from the minimum rent due to financial hardships.

All requests for minimum rent hardship exceptions are required to be in writing. Requests for minimum rent exception must include a statement of the family hardship that qualifies the family for an exception.

DMHA will use its standard verification procedures to verify circumstances, which have resulted in financial hardship.

Suspension of Minimum Rent

DMHA will grant the minimum rent exception to all families who request it, effective the first of the following month.

The minimum rent will be suspended until DMHA determines whether the hardship is:

- Covered by statute
- Temporary or long term

"Suspension" means that DMHA must not use the minimum rent calculation until DMHA has made this decision.

Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan
and Administrative and Continued Occupancy Plan)

• **Section 8 Program – cont.**

During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.

If DMHA determines that the minimum rent is not covered by statute, DMHA will impose a minimum rent including payment for minimum rent from the time of suspension.

Temporary Hardship

If DMHA determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension.

DMHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (See "Owner and Family Debts to DMHA" chapter for Repayment agreement policy).

Long-Term Duration Hardships [24 CFR 5.616(c)(3)]

If DMHA determines that there is a qualifying long-term financial hardship, DMHA must exempt the family from the minimum rent requirements.

Retroactive Determination

DMHA will reimburse the family for any minimum rent charges, which took effect after October 21, 1998, that qualified for one of the mandatory exceptions.

If the family is owed a retroactive payment, DMHA will provide reimbursement in the form of a cash refund to the family. DMHA's definition of a cash refund is a check made out to the family.

Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan
and Administrative and Continued Occupancy Plan)

• Public Housing Program

13.3 MINIMUM RENT

DMHA has set the minimum rent at \$50.00. However, if the family requests a hardship exemption, DMHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare transportation, education or similar items;
 5. When a death has occurred in the family.
- B. No hardship. If DMHA determines there is no qualifying hardship, the minimum rent will be re-instated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If DMHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90-day period, the minimum rent will be imposed retroactively to the time of suspension.

DMHA will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period DMHA will not evict the family for non-payment of the amount of tenant rent owed for the suspension period.

Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan
and Administrative and Continued Occupancy Plan)

• Public Housing Program – cont.

- D. Long-term hardship. If DMHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal DMHA determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

Attachment S – Community Service



Community Service Requirement

14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either: (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located; or (2) participated in an economic self-sufficiency program unless they are exempt from this requirement.

14.2 EXCEPTIONS

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are blind or disabled.
- C. Family members who are the primary care giver for someone who is blind or disabled.
- D. Family members engaged in work activity.
- E. Family members who are exempt from work activity under *Part A Title IV of the Social Security Act* or under any other state welfare program, including the welfare to work program.
- F. Family members receiving assistance under a state program funded under *Part A Title IV of the Social Security Act* or under any other state welfare program, including welfare to work and who are in compliance with that program.

14.3 NOTIFICATION OF THE REQUIREMENT

Dayton Metropolitan Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

Dayton Metropolitan Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. Dayton Metropolitan Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise

Community Service Requirement

them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and /or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Dayton Metropolitan Housing Authority will coordinate with social service agencies, local schools, and the human services office in identifying a list of volunteer community service positions.

14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, Dayton Metropolitan Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.

14.6 NOTIFICATION OF NONCOMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

Dayton Metropolitan Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in non-compliance;
- B. That the determination is subject to the grievance procedure; and

Community Service Requirement

- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

14.7 OPPORTUNITY FOR CURE

Dayton Metropolitan Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree to enter into an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns are applied toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program or falls behind in their obligation under the agreement to perform community service by more than three hours after three months, Dayton Metropolitan Housing Authority shall take action to terminate the lease.

Community Service Requirement

2003 Community Service Reinstatement Requirement Update

Dayton Metropolitan Housing Authority is in compliance with the U.S. Department of Housing and Urban Development's (HUD) community service program. During August 2003, correspondence was mailed to all public housing residents notifying each household of this reinstated requirement.

At that time, each site manager conducted a mandatory briefing session for all residents and started implementation by answering any and all questions presented by residents. A Community Service Exemption Certification form was given to residents for their signature to certify exemption, along with the Community Service Compliance Certification form, which provides an explanation of the program. Each site manager then provided management with a listing of "non-exempt" residents who are to participate in the program, along with the number of hours required to serve.

During the admission process, information regarding the resident community service and self-sufficiency program is given to new residents. The site manager updates and informs management of any changes to the "non-exempt" status list. The site manager also maintains the tracking report, total hours performed, dates, etc., on all "non-exempt" residents on a monthly basis.

During annual rent review recertifications, residents are again informed of their community service obligation. If a resident qualifies for an "exempt status", back up documentation is placed in their file. Residents under a "non-exempt status" must sign a community service requirement acknowledgment letter and then contact their site manager for further procedural instructions. The manager will assign tasks for those residents who have not established community service schedules.

Attachment T – Legal Ad: Notice of Public Comment/Public Hearing



Legal Notice

The following Legal Ad appeared in the Dayton Daily News on February 14, 2006, 45 days prior to Dayton Metropolitan Housing Authority's Public Hearing:

Public Notice

**Dayton Metropolitan Housing Authority
Fiscal Year 2004-2008 Five Year Plan
Goals Progress Report
and
Draft Fiscal Year 2006 Annual Plan**

Dayton Metropolitan Housing Authority will hold a public hearing in order to obtain the views of citizens, public agencies, and other interested parties on its Fiscal Year 2004-2008 Five Year Plan Goals Progress Report and Draft Fiscal Year 2006 Annual Plan.

The hearing will be held:

Friday, March 31, 2006 at 9 a.m.
Dayton Metropolitan Housing Authority
Administrative Offices - Board Room
400 Wayne Avenue
Post Office Box 8750
Dayton, Ohio 45401-8750

Individuals who require special accommodations or an interpreter must submit a special accommodation request to DMHA two weeks in advance of the hearing. Requests will be accepted at 910-7500 through March 17, 2006.

Under the agency's public meeting policy, attendees wishing to address the Board of Housing Commissioners will need to complete and submit a public speaking form prior to the hearing. Forms are available from 8a-5p, M-F at the above address or by calling 910-7500. Written and oral comments will be accepted. However, oral comments will be limited to 3 minutes.

A copy of these draft plans is available for public review and comment during normal business hours from February 14, 2006, through Friday, March 31, 2006, at 400 Wayne Avenue, Dayton, Ohio.

Attachment U – Physical Needs Assessment & 504 Transition Plan



ACCESSIBILITY POLICY

In September of 2005 the Dayton Metropolitan Housing Authority finalized an update of the Authority's Physical Needs Assessment and the 504 Transition Plan for accessibility. Both documents are required by the U.S. Department of Housing and Urban Development. The Physical Needs Assessment (PNA) is a comprehensive assessment of the physical condition of 43 developments and includes a 5-year modernization plan and a 20 year needs projection. The Section 504 Evaluation presents a comprehensive evaluation of accessibility at 43 DMHA properties, and includes the establishment of a transition plan for bringing these developments into compliance with accessibility requirements. The commissioning of these studies will assist DMHA in creating a long term strategic plan for the agency to address the physical infrastructure and the accessibility needs.

The results of the PNA have assisted DMHA with setting modernization needs for the next 5 years. In the current Annual Plan DMHA will set aside Capital Fund dollars to begin the modernization of two family sites. In 2006 the Authority will begin the modernization of Woodview, OH5-15G, located in the Eastern Hills neighborhood of southeast Dayton. This family site consists of 57 units and an office. The three bedroom units are single story duplexes of masonry construction. The property will be modernized over a proposed three year period. The estimated cost to modernize this site is \$4 million.

In the current annual plan DMHA proposes the modernization of Olive Hills, OH541, in 2008. This 100 unit family site is located in Jefferson Township. The site consists of 11 buildings and has a unit breakdown as follows: 54 two-bedroom, 34 three-bedroom and 12 four-bedroom. The site will be modernized over a proposed 5 year period at an estimated cost of \$7 million. Modernization of the sites will include exterior improvements, interior rehabilitation, new mechanical, electrical, and plumbing systems, and site improvements. The estimates also include the need to address all site related Section 504 accessibility compliance. The selection of these sites is based on the recommendations of the PNA, the Board of Commissioners, and DMHA staff. Additional modernization needs outlined in the PNA Plan will be addressed as additional modernization dollars become available. Modernization priorities could be reevaluated during subsequent annual five year and annual planning periods and may be subject to change.

The 504 Transition Plan for the Authority outlines the need for DMHA to provide 128 handicap accessible units to be in compliance at the 43 development sites assessed. Though not completely accessible, DMHA has designated 73 units in its inventory as handicap accessible. This leaves the Authority deficient by 55 units required to comply with Section 504. Additionally, DMHA is required to make modifications to the designated units to be in general compliance with applicable accessibility laws. This is primarily due to the age of construction and the age of the developments. Although DMHA's development sites were constructed in accordance with all applicable laws at the time, accessibility guidelines have changed and certain improvements are necessary. Because of these regulatory updates and requirements DMHA must address this deficiency of 55 units. To address these requirements DMHA has begun to implement the recommendations of the recently completed 504 Transition Plan. In the 2006

Capital Fund budget \$100,000 has been earmarked to bring the 73 units with immediate term needs into full compliance.

To address the 55 remaining units DMHA has begun the modernization of the following units in 2005: Five, 2 bedroom units, scattered sites, OH5-56; Ten, 1 bedroom units, at Wilmington Hi-Rise, OH5-17; One, 2 bedroom units, at Channingway Courts, OH5-35; One, 2 bedroom unit, at Woodview, OH5-15G; One, 2 bedroom unit, at Hilgeford, OH5-56; and Four, 3 bedroom units, at Hickorydale Caliph, OH5-55. Full lease-up of these units would be expected by late 2006. In addition DMHA anticipates the use of First Increment Replacement Housing Factor Plan dollars to construct 6 new 2 bedroom fully accessible units in Montgomery County. This plan is currently under development. With the modernization of the Woodview family site, and in keeping with the recommendation of the 504 Transition plan, eight fully accessible units will be developed on the site. Further, the modernization of the Olive Hills site calls for the development of three fully accessible units as called for in the Transition Plan. With the above mentioned projects, which are outlined in the current annual plan, 37 fully accessible units will be made available for the disabled residents of Dayton and Montgomery County. DMHA recognizes the need to bring the Authority into full compliance with the Section 504 regulations, and is committed to addressing the remaining 18 units as funding becomes available.

EXECUTIVE SUMMARY

SECTION 504 NEEDS ASSESSMENT



43 DEVELOPMENTS

PCA Prepared For:
Dayton Metropolitan
Housing Authority
400 Wayne Ave.
Dayton, Ohio 45410

Attention:
Gregory D. Johnson
Executive Director
(937) 910-7500

May 30, 2005

Needs Assessor:

Creative Housing Solutions Inc
Architecture/Planning/Administration
935 Lenox Place
Cincinnati, Ohio 45229-1948
(513) 961-4400 fax: 961-2233
www.chs-incorp.com

Architecture & Program Administration
Consultants for Housing Professionals

CHS-0471

1.1 INTRODUCTION

The Dayton Metropolitan Housing Authority (DMHA) commissioned Creative Housing Solutions, Inc. (CHS) in November 2004 to evaluate the accessibility of 43 DMHA Public Housing developments in Montgomery County Ohio. The purpose of the evaluation was to determine if the developments were in compliance with applicable accessibility regulations and if not, what modifications are necessary to achieve compliance.

This assessment has been performed as required by Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8). The assessment includes an update to the DMHA Self-Evaluation that was required to be completed by the Act by 7/11/89, and an update to the Transition Plan, also required by the Act.

Specific details regarding each of the subject developments can be found in this report. This executive summary presents an overview of the findings and recommendations.

1.2 PROCESS

CHS in conjunction with site maintenance staff conducted the survey of the site, buildings, and dwelling units. The United States Access Board Uniform Federal Accessibility Standards (UFAS) Accessibility Checklist was used to evaluate each development.

Recommendations are made in the individual development reports describing methods of making the units/ buildings accessible. Costs for this work are estimated.

In addition to the physical observations, the assessor interviewed management, residents, and maintenance staff during the inspections.

CHS and DMHA P & D staff met with the Dayton Access Center for Independent Living (ACIL) staff on several occasions to present the findings of this report and to obtain input from ACIL with respect to the desired bedroom sizes and geographic unit locations. ACIL, as an advocate for the disabled in Montgomery County, served as the disabled persons representative as required by 24 CFR 8.25 and 8.51. Meetings were held: 6/9/05 and 6/24/05. As a result of these meetings, adjustments were made to the recommendations.

1.3 FINDINGS & RECOMMENDATIONS:

DMHA is required to provide approximately 128 handicap accessible units at the 43 developments assessed. Though not completely accessible, DMHA has designated 73 units as handicap units in the sites assessed. In general DMHA is deficient approximately 55 units of what is required by Section 504. Additionally, DMHA is required to make modifications to the designated units to be in general compliance with applicable accessibility laws. This is primarily due to the age of construction and the fact that when the older developments were constructed the ADA, Section 504, and other accessibility regulations were not in existence. These older developments were constructed in accordance with all applicable codes and regulations in affect at that time.

Because of the relatively new regulations and requirements, this deficiency of approximately 55 units exists. At some developments, compliance with these regulations and requirements will be economically impractical. In these cases, the required units should be provided at other nearby developments.

The attached tables on the following pages describe the general conditions of each site and provide brief recommendations on how to achieve the required accessibility. Please refer to the individual development sections found in the 2005 DMHA Section 504 Evaluation and Transition Plan report for more specific and detailed findings and recommendations.

1.4 CONCLUSIONS:

Based on this evaluation of the DMHA properties, the assessor recommends that the DMHA follow the recommendations of this report and incorporate the recommended modifications into its modernization plans and budgets.

Development		# Units	# Units Required	# Units Provided	Additional Units Recommended	Total HC Units	Total
Desoto Bass Court		51	3	0	0	0	\$28,400.00
OHS-2, 2A	Townhouse						
Desoto Bass TH		34	2	0	0	0	\$28,400.00
OHS-5	Townhouse						
Westdale Terrace		126	7	4	0	4	\$82,580.00
OHS-7A	Cottage & Highrise						
Park Manor		185	10	9	4	13	\$506,674.00
OHS-7B	Cottage & Highrise						
Hilltop Homes		210	11	0	0	0	\$55,150.00
OHS-9	Townhouse						
Wilkinson Plaza		200	10	10	0	10	\$287,000.00
OHS-10	High Rise						
1509 Smithville Rd.		22	1	0	0	0	\$15,200.00
OHS-12A	Flats						
1432-38 Rosemont		28	1	0	2	2	\$172,900.00
OHS-12B	Flats						
40-42 E. Helena St.		14	1	0	0	0	\$5,300.00
OHS-12C	Townhouse						
Cityview Terrace		10	1	0	5	5	\$416,000.00
OHS-13C	Flats						
4806 Frederick		6	1	0	1	1	\$117,000.00
OHS-13D	Flats						
Scattered Sites		32	2	0	3	3	\$334,700.00
OHS-13 I,K,P,Q,R,T,U,W	Varies						
Wentworth Hi Rise		147	7	0	6	6	\$531,950.00
OHS-14	High Rise						
Huffman/Parnell		12	1	0	0	0	\$5,700.00
OHS-15A	Townhouse						
Riverview Terrace		60	3	0	6	6	\$626,380.00
OHS-15F	Townhouse						
Woodview		57	3	0	9	9	\$968,260.00
OHS-15G	Flats						
3918 Lori Sue		6	0	0	0	0	\$9,100.00
OHS-15K	Flats						
The Metropolitan		78	4	8	0	8	\$83,720.00
OHS-16	High Rise						
Wilmington Hi Rise		64	3	10	0	10	\$1,000.00
OHS-17	High Rise						
2531 Revere Av		8	0	0	0	0	\$8,350.00
OHS-18A	Flats						
426-28 Holt St.		8	1	0	0	0	\$5,000.00
OHS-18C	Flats						
443 Quitman/261 Hoch St.		12	1	0	2	2	\$168,440.00
OHS-18D	Flats						
436-40 Winters St.		6	0	0	0	0	\$5,000.00
OHS-18E	Flats						
3004-05 Superba Ct		24	1	0	0	0	\$5,000.00

Development		# Units	# Units Required	# Units Provided	Additional Units Recommended	Total HC Units	Total
OHS-19	Townhouse						
Dunbar		83	4	0	0	0	\$33,300.00
OHS-20	Townhouse						
Mount Crest Court		100	5	0	0	0	\$53,700.00
OHS-21A	Townhouse						
Cornell Dr		32	2	0	0	0	\$15,200.00
OHS-21B	Townhouse						
Triangleview		50	3	0	0	0	\$10,040.00
OHS-23	Townhouse						
Grand Hi Rise		95	5	16	0	16	\$16,600.00
OHS-26	High Rise						
Pompano Cr.		31	2	1	12	13	\$1,062,500.00
OHS-28	Flats						
Malden-Hollencamp		21	2	0	9	9	\$905,000.00
OHS-31	Flats						
Caliph Court		36	2	0	0	0	\$700.00
OHS-32A	Townhouse						
Gettysburg/Germantown		26	2	0	0	0	\$9,900.00
OHS-32B	Townhouse						
Friden Court		21	1	0	5	5	\$510,500.00
OHS-36	Flats						
Channingsway Ct.		32	2	0	8	8	\$486,400.00
OHS-35	Flats						
Madrid Estates		100	5	0	5	5	\$529,800.00
OHS-40	Flats						
Olive Hills		100	6	0	3	3	\$372,100.00
OHS-41	Townhouse						
Indian Trails		35	2	2	0	2	\$36,030.00
OHS-44	Townhouse						
Hallmark-Meridian		75	4	4	0	4	\$63,450.00
OHS-45	Mid rise						
Winston Woods		30	2	2	0	2	\$15,740.00
OHS-47	Townhouse						
Riverside Estates		40	2	2	0	2	\$30,390.00
OHS-48	Townhouse						
Bellefontaine Ridge		25	1	2	0	2	\$32,730.00
OHS-52	Townhouse						
Wolf Creek Homes		35	2	3	0	3	\$37,990.00
OHS-53	Townhouse						

**EXECUTIVE
SUMMARY**

**PHYSICAL
NEEDS
ASSESSMENT:
(PNA)**



43 DEVELOPMENTS

PCA Prepared For:
Dayton Metropolitan
Housing Authority
400 Wayne Ave.
Dayton, Ohio 45410

Attention:
Gregory D. Johnson
Executive Director
(937) 910-7500

May 30, 2005

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Architecture & Program Administration
Consultants for Housing Professionals

CHS-0471

1.1 INTRODUCTION

The Dayton Metropolitan Housing Authority (DMHA) commissioned Creative Housing Solutions, Inc. (CHS) on November 24, 2004 to evaluate forty-three (43) DMHA public housing developments in Montgomery County, Ohio.

This Physical Needs Assessment (PNA) was commissioned to assist the DMHA in creating a long-term strategic plan for the agency. This assessment also assists the DMHA in their compliance with the HUD Annual and 5-year Plan requirements stipulated in Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

The purpose of the assessment was to help the DMHA evaluate the long-term viability of their public housing inventory. The approach taken for this PNA was to determine the improvements required to achieve the following objectives.

1. Maintain the properties in a "safe, decent, and sanitary" condition. This is a major component of the DMHA Mission Statement:

"The mission of DMHA is to provide low to moderate income residents of Montgomery County access to decent, safe, affordable housing and to advocate on behalf of our clients on community issues and services that affect their ability to secure and maintain housing."

2. Elimination of undesirable (difficult to rent) units and sites.
3. Enhancements required to meet market demands, based on the separately prepared 2005 DMHA Market Study.
4. Modifications required for accessibility as described in the 2005 Section 504 Evaluation and Transition Plan.

Specific details regarding each of the subject developments can be found in the full report. This executive summary presents an overview of the process and findings.

1.2 PROCESS:

CHS in conjunction with site maintenance staff conducted the survey of the sites, buildings, and dwelling units. The following physical elements of the properties were examined and the findings are reflected in the work item descriptions and cost estimates.

- Site - The entire site was walked. Included in the inspection was landscaping, drainage, walks, parking, accessibility, etc.
- Buildings - The exterior of each building was inspected. Included in the inspection was siding, roofs, windows, doors, mechanical systems, electrical systems, etc.
- Dwelling Units - 10% or more of each unit type was inspected. The units were found to be very uniform and consistent in terms of condition. These units were randomly selected and evenly distributed throughout the property to normalize any trends.
- Environmental Factors – The assessor reviewed historical data regarding lead-based paint (LBP) and asbestos (ACM). Also, noise, flood and other hazardous conditions were observed.

In addition to the physical observations, the assessor interviewed management, residents, and maintenance staff during the inspections.

CHS met with DMHA P&D staff throughout the process. CHS presented initial findings to the Executive Staff 8/5/05 and 8/26/05. On August 29, 2005 CHS presented initial findings and recommendations to the DMHA Board of Commissioners. As a result of these meetings, adjustments and final recommendations were incorporated into the Physical Needs Assessment Report.

1.3 ASSESSMENT CRITERIA:

The criteria used to determine recommended repairs that are needed are as follows:

- Repairs / improvements that will provide a viable and satisfactory property for the next 20 years.
- Repairs / improvements that will reduce maintenance problems and costs.
- Improvements that will improve the physical accessibility of the housing.
- Repairs / improvements that will enhance the marketability of the units.
- Repairs / improvements that will improve the quality of life for the residents of the property.
- Repairs/improvements that will reduce health, security, and safety concerns.
- Repairs / improvements that will improve energy efficiency.

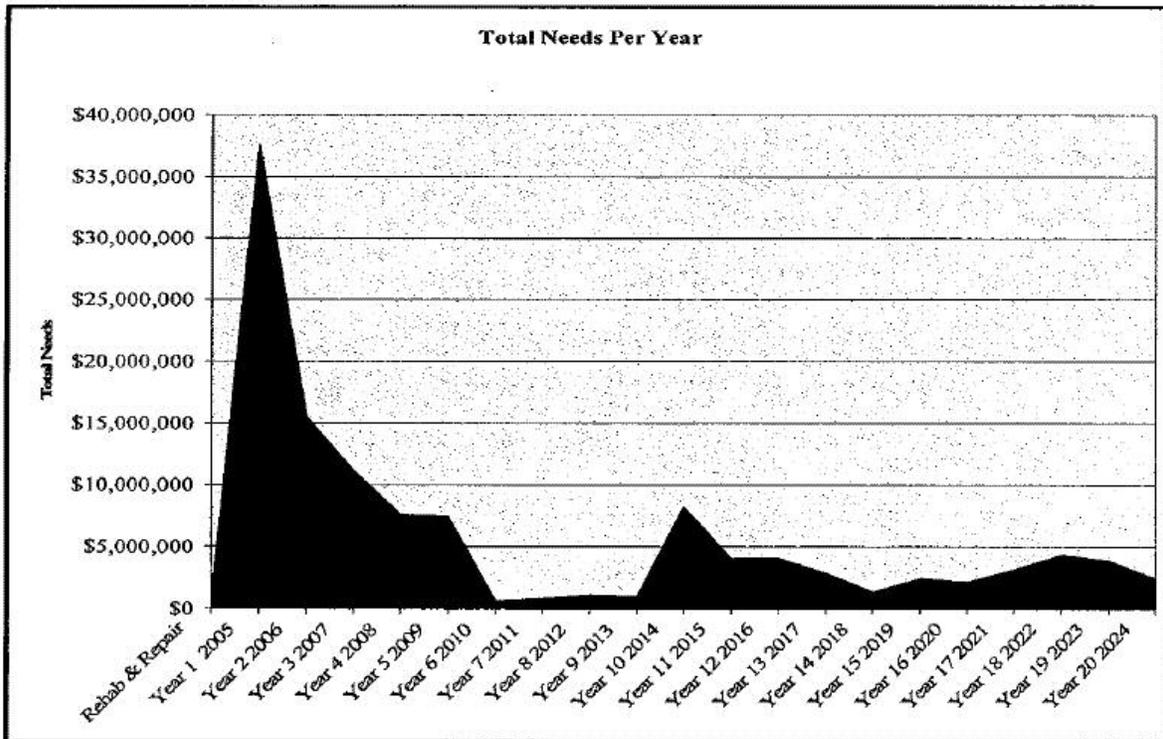
Note: Routine and preventative maintenance expenses were not identified as specific needs. The items identified as maintenance needs in this report generally represent deferred maintenance items or items that are of such magnitude that the present maintenance staff is unable to address the work while performing their routine maintenance duties.

1.4 SUMMARY DATA:

Total Cost Per Year

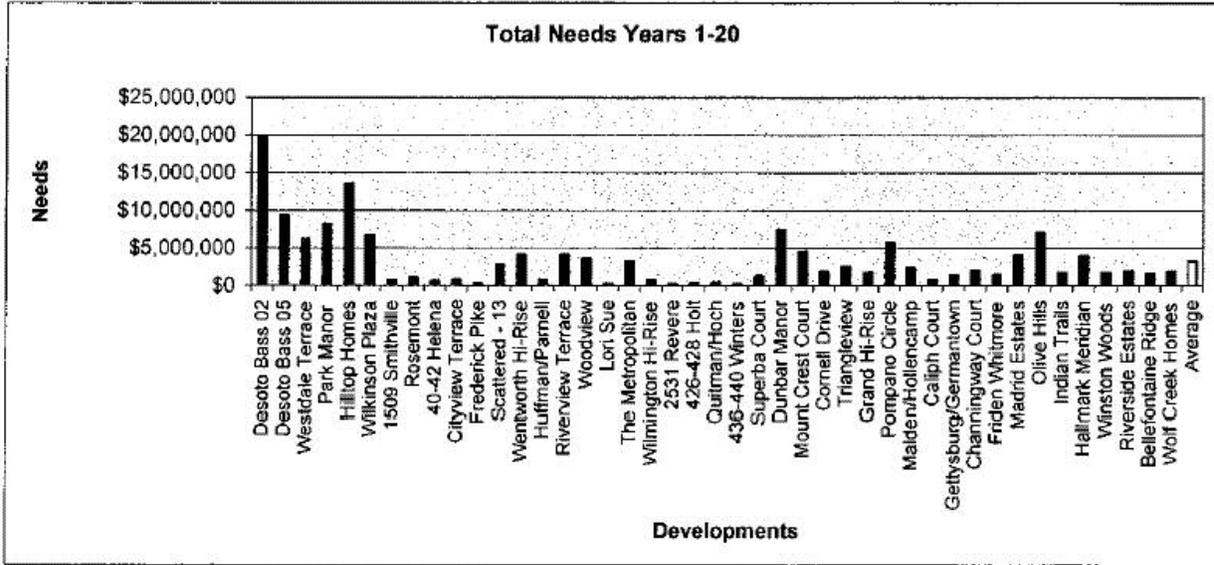
The following graphic illustrates the estimated *total per year cost* for capital improvements (excludes routine maintenance and operations). The spike in Years 1-5 is primarily due to the recommended Market Improvements, and Comprehensive Modernization activities. It is possible to distribute a majority of these costs over a longer period of time, however, the implications of delaying market enhancements may be decreased marketability and competitiveness.

It is noteworthy that after 2009 (5th year of plan) the overall agency capital improvement needs drop to approximately \$1,000,000 per year and remain at this level for four years of the 20-year plan. In other words; after a large infusion of capital in years 2005 – 2009 (approximately \$80,000,000), the agencies infrastructure will have a 20-year viability.



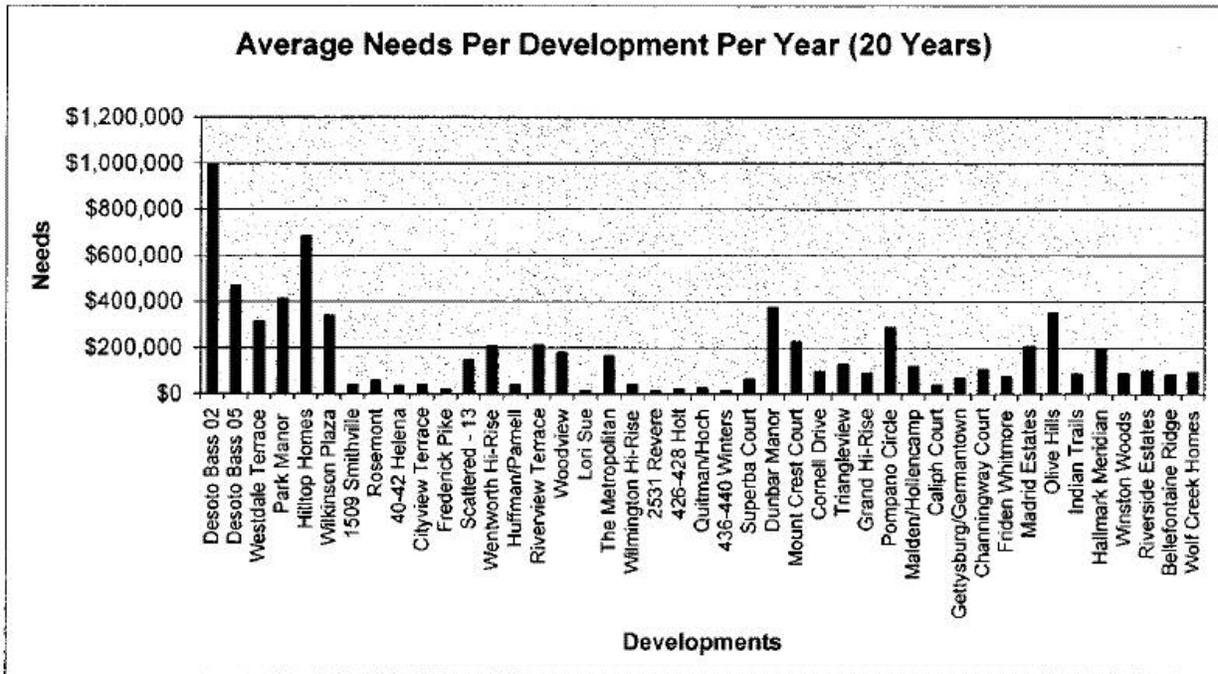
Total Cost by Development

The following graphic illustrates the estimated *total 20-year per development cost* for capital improvements according to development. You will notice that Desoto Bass, Hilltop, and Dunbar are the most costly developments. Refer to the specific needs assessment for each development for additional information and recommendations.



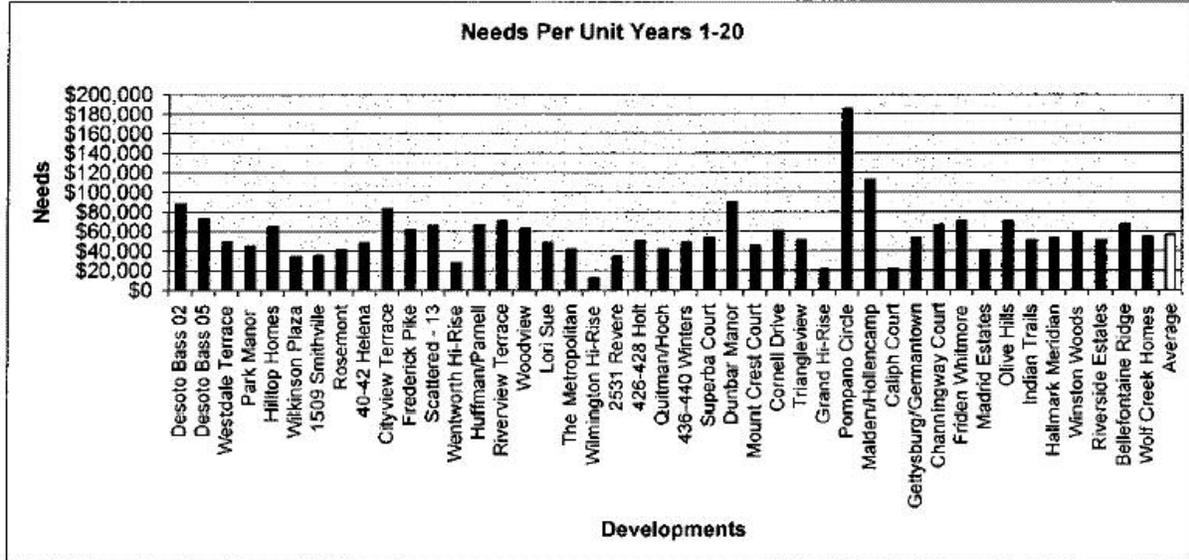
Average Annual Cost by Development

The following graphic illustrates the estimated *average per year cost* for capital improvements per each development.



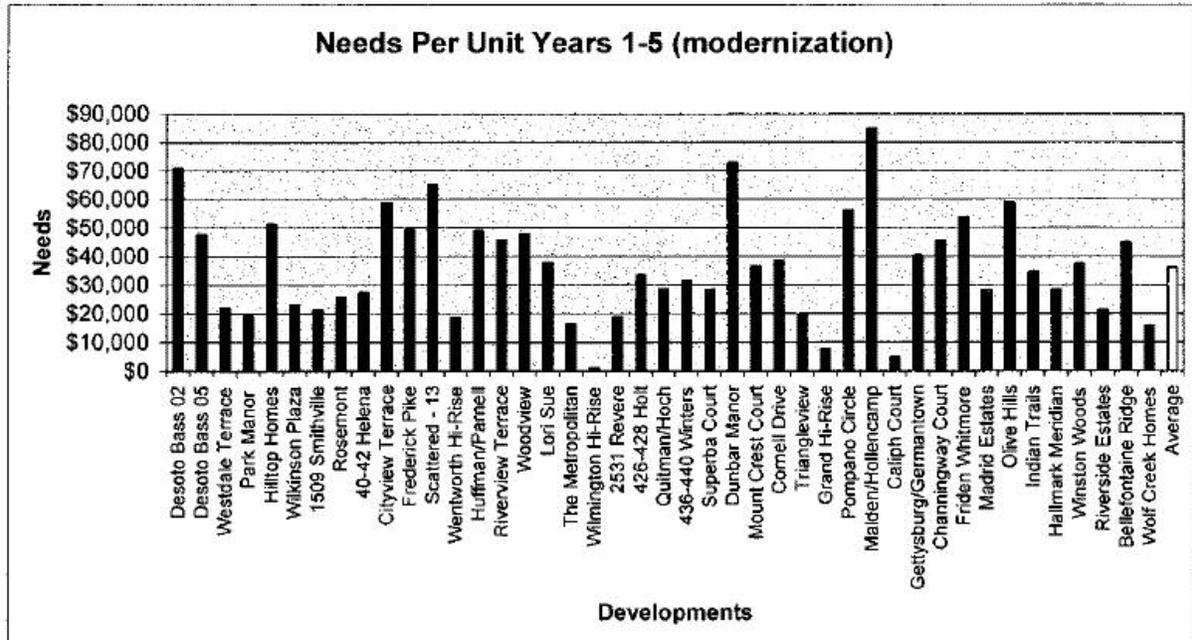
Average Per Dwelling Unit Cost by Development

The following graphic illustrates the estimated *average 20-year cost per unit per year* for capital improvements by development. It is interesting to note that Pompano and Malden-Hollencamp are the most costly on a per unit basis. This is due to the additional costs to provide extra handicap accessible units to make up for other DMHA developments.



Comprehensive Modernization/ Market Improvements Average Per Dwelling Unit Cost by Development

The following graphic illustrates the estimated *average cost of modernization activities during the 5-year initial capitalization period* according to development. It is interesting to note that Desoto Bass, Dunbar, and Malden-Hollencamp are the most costly on a per unit basis.



For comparison, attached is the most current HUD published Total Development Costs (TDC) for Dayton, OH. These figures reflect the HUD calculated costs to develop public housing units. Costs vary by location of development, configuration of unit, and size of unit.

Dayton, Ohio	Zero Bedroom	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Detached/Semi-Detached	\$89,023	\$117,574	\$153,394	\$185,001	\$218,577	\$239,508
Row House	\$80,040	\$105,118	\$136,326	\$164,006	\$193,064	\$211,528
Walk Up	\$67,165	\$90,227	\$114,826	\$152,513	\$188,806	\$212,940
Elevator	\$66,240	\$92,736	\$119,232	\$158,976	\$198,720	\$225,216

Note that the average per unit cost exceeds 90% of TDC for only 1 and 2-bedroom units in Malden-Hollencamp and Pompano Circle. Therefore a case for demolition or disposition based on TDC is not reasonable.

However, other needs and management issues may justify demolition or disposition. These matters are not addressed in this PNA. Additional information regarding Long Term Public Housing Viability can be found at the following HUD website:

http://www.hud.gov/offices/pih/centers/sac/section_202/

Redevelopment

Several of the developments assessed are recommended for density reduction, partial demolition, reconfiguration, redevelopment, or some combination of this. The developments affected include Desoto Bass Courts 02, 02A, and 05, Scattered Sites 13 I,K,P,Q,R,T,U,W, Mount Crest Court, Cornell Ridge, and Olive Hills. CHS assessed 43 of DMHA developments containing 2,652 units. The unit breakdown before and after redevelopment are shown in the chart below. It should be noted that these numbers are subject to change based on architect's final designs.

	DMHA (all Developments)	43 Developments (Existing)	43 Developments (Post Redevelopment)
Zero Bedroom	20	14	8
One Bedroom	1514	1224	1146
Two Bedroom	1086	784	617
Three Bedroom	737	499	423
Four Bedroom	158	112	92
Five Bedroom	19	17	17
Six Bedroom	4	2	2
Total	3538	2652	2305

Summary Table

Refer to the attached Summary Table for cost information for each development according to year. You will notice that both un-inflated and inflated costs are indicated. An inflation factor of 1.5% per year was used. At the bottom of the table an estimate of soft costs is included for budgeting purposes.

