

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

PHA Plans for the Chillicothe Metropolitan Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 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: Chillicothe Metropolitan Housing Authority

PHA Number: OH024

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

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 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

Progress Statement: *During FY 2005, the PHA was successful in achieving and maintaining the goals in this Mission Statement. They will continue on an on-going basis.*

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *as needed and as lease-up prevails*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities: *Partner with City of Community Revitalization efforts in distressed and targeted areas.*
- Acquire or build units or developments *Build additional single family homes.*
- Other (list below)
- *New landlord briefings and workshops.*

Progress Statement: *The CMHA met with city officials to continue partnership to apply for monies for distressed and targeted areas. The PHA continued efforts to apply for funding for the building of additional units*

- PHA Goal: Improve the quality of assisted housing
Objectives:
- High*
- Improve public housing management: (PHAS score) *Strive to regain Performer status.*
- SEMAP*
- Improve voucher management: (SEMAP score) *Maintain passing score.*
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- *Continue staff and commissioner training on new Housing Choice Voucher Program.*
 - *Voucher unit inspections (HQS)*
 - *Maintain full voucher lease-up.*
 - *Staff training on project based accounting and management functions.*
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Progress Statement: *During FY 2004-2005, the PHA scheduled meetings at individual sites with CMHA staff and residents to improve communication and to receive resident input. Currently updating sanitary system at Tiffin Tower and modernizing community space.*

- PHA Goal: Increase assisted housing choices
Objectives:
- participants*
- Provide voucher mobility counseling: *At each briefing for new and with each unit transfer for current participants.*
- Conduct outreach efforts to potential voucher landlords. *As needed.*
- Increase voucher payment standards. *As needed.*
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs: *PHA is in process of implementing this program. Currently offering residents credit counseling, money management and home maintenance classes.*
- Implement public housing site-based waiting lists:

- Convert public housing to vouchers:
- Other: (list below)

Progress Statement: *During FY 2004-2005, CMHA has partnered with local banking intuitions to provide resident with credit counseling and budgeting classes. We have a local resource that provides homeownership training and counseling at no cost to our residents. The Life Skills Coordinator meets with residents as needed to instruct them with any home maintenance matters and provides them with video instructions as well as booklets and brochures. We receive various donations from the community to provide residents with household furnishings and personal items as needed.*

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *On-going*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *On-going*
 - Implement public housing security improvements: *have purchased and are*
 - Using door hanger notices to alert residents of securities presence.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - *Utilized capital funds to enhance elderly and familysites for marketing.*

Progress Statement: *CMHA is utilizing capital funds to remodel, update hallway in common areas and will replace door locks on entrance doors to individual apartments. Capital fund monies also being used to replace and update sanitary system in elderly development.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: *PHA administers the FSS program & Ross Grant.*

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - *CMHA will continue to apply for Ross Grant and other Self-Sufficiency Grants that will enhance resident training.*

Progress Statement: *Continued recruitment and campaigning of new FSS and Homeownership clients. Then CMHA applies for additional funding for FSS & Ross Grants and Neighborhood Networks. The CMHA received funding through the Ross Grant and FSS to administer the FSS grants but was unable to secure grant funding or deliver services.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *on-going*
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *on-going*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *on-going*
 - Other: (list below)
 - *Secure placement of Legal Services Representative on CMHA board.*

Progress Statement: *CMHA was unable to secure and EEO officer on the CMHA board.*

Other PHA Goals and Objectives: (list below)

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.

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

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Chillicothe Metropolitan Housing Authority during FY 2005 include:

- *Identification of management needs to enable PHA staff to prepare for major upcoming changes in the Operating Fund rule, i.e. Project-Based Accounting, Asset Management, Cost Allocation Planning and software upgrades;*
- *Preservation and improvement of the public housing stock through the Capital Funds Program;*
- *Involvement of public housing residents and Section 8 participants, through the Annual PHA Plan Resident Advisory Board;*
- *Training of staff and commissioners in order to fully understand and take advantage of opportunities in new laws and regulations, to better serve our residents and the community;*
- *Identification, development, and leveraging of services and programs to enable low-income families to become self-sufficient and to ultimately become homeowners; and*
- *Regain High Performer Status and maintain high performer with SEMAP.*
- *The CMHA will actively pursue other funding sources to provide additional resident services.*

In closing, this Annual PHA Plan exemplifies the commitment of the Chillicothe Metropolitan Housing Authority to meet the housing needs of the full range of low-income residents. The Chillicothe Metropolitan Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Chillicothe and Ross County.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
ii. Executive Summary	1
iii. Table of Contents	3
1. Housing Needs	8
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	24
5. Operations and Management Policies	28
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	34
10. Conversions of Public Housing	35
11. Homeownership	36
12. Community Service Programs	38
13. Crime and Safety	41
14. Pets (Inactive for January 1 PHAs)	43
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	43
17. Asset Management	44
18. Other Information	44

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 (*oh024a01*)
- FY 2006 Capital Fund Program Annual Statement (*oh024b01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other (List below, providing each attachment name)
 - *Deconcentration and Income Mixing (oh024c01)*
 - *Section 8(y) Homeownership Capacity Statement(oh024d01)*
 - *Description of Community Service Requirements Implementation (oh024e01)*
 - *Description of Pet Policy (oh024f01)*

- *Progress in Meeting 5-Year Plan Goals (oh024g01)*
- *Criteria for Substantial Deviations and Significant Amendments (oh024h01)*
- *Resident Membership on the PHA Governing Board (oh024i01)*
- *Membership of the Resident Advisory Board (oh024j01)*

Optional Attachments:

- PHA Management Organizational Chart (*oh024k01*)
- FY 2006 Capital Fund Program 5 Year Action Plan (*oh024l01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - *2005 Performance and Evaluation Report (oh024m01)*
 - *2004 Performance and Evaluation Report (oh024n01)*
 - *2003 Performance and Evaluation Report (oh024o01)*
 - *2003 Performance and Evaluation Report-Supplemental (oh024p01)*
 - *2002 Performance and Evaluation Report (oh024q01)*
 - *2001 Performance and Evaluation Report (oh024r01)*

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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 type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	8,991	5	5	5	5	5	5
Income >30% but <=50% of AMI	5,537	4	4	4	4	4	4
Income >50% but <80% of AMI	6,001	3	3	3	3	3	3
Elderly	5,231	4	4	4	4	4	4
Families with Disabilities	933	4	4	4	4	4	4
White	17,320	3	3	3	3	3	3
Black/African American	638	4	4	4	4	4	4
American Indian/Alaska Native	31	5	5	5	5	5	5
Asian	58	5	5	5	5	5	5
Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0	0
Hispanic	73	5	5	5	5	5	5

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: 2000-2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	91		52%
Extremely low income <=30% AMI	82	90%	
Very low income (>30% but <=50% AMI)	7	8%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	69	76%	
Elderly families	8	9%	
Families with Disabilities	14	15%	
White/Non Hispanic	75	83%	
White/Hispanic	0	0%	
Black/African American	3	3%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Other	13	14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	31	34%	
2 BR	34	37%	
3 BR	17	19%	
4 BR	9	10%	
5 BR	0	0%	
5+ BR	0	0%	
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)? 6 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

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	505		50%
Extremely low income <=30% AMI	426	84%	
Very low income (>30% but <=50% AMI)	76	15%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	333	66%	
Elderly families	26	5%	
Families with Disabilities	157	31%	
White/Non-Hispanic	426	84%	
White/Hispanic	4	1%	
Black/African American	67	13%	
American Indian/Alaska Native	3	1%	
Asian	1	0.2%	
Native Hawaiian/Other Pacific Islander	4	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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)? 5			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>FUP/Natural Disaster</i>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	965,689.00	
b) Public Housing Capital Fund	549,037.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,087,922.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants (FSS) Public housing (FSS) Section 8	21,391.00 32,969.00	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) (as of 3/31/06)		
2005 Capital Funds Grant	485,752.00	Public housing capital improvements
2004 Capital Funds Grant	485,772.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	520,236.00	Public housing operations
4. Other income (list below)		
Non-dwelling rent	2,700.00	
Interest on General Funds Investments:	5,040.47	
Excess Utilities	10,185.00	
Late Charges, vendors	3,800.00	
5. Non-federal sources (list below)		
Total resources	\$5,170,493.47	

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- *When name is reached on waiting list.*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- *One strike policy*

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

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

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

(2)Waiting List Organization

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

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

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

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

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

PHA does not operate site-based waiting lists

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

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)? *N/A*
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? *N/A*
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)? *N/A*

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(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: *N/A*

- 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)
 - *Involuntarily displaced due to government action.*
 - *Elderly/disabled*

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

2 Date and Time

Former Federal preferences: *N/A*

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 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
- 1 Other preference(s) (list below)
 - *Involuntarily displaced due to government action.*
 - *Elderly/disabled*

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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) *N/A*

- 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:

- *Lincoln Park*
- *Sherman Park*
- *Old Toledo*

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

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

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

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

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

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

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

- *Previous and current landlord name and mailing address.*

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

- *Must complete a housing search form and request must be in writing*

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - *Involuntarily displaced due to Government action, disaster or inaccessibility*

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) *N/A*

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- *Death in family, loss in income, loss of eligibility for state, local and federal assistance programs benefits, increase in expenses due to changes in circumstances (medical, child care), threat with eviction due to minimum rent policy.*

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

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

4. 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)
 - *Deduction for payment of child support.*
 - *15% disregard of total gross wages for families who do not already qualify for other HUD mandated exclusions.*

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)
N/A

- 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) *N/A*

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)
 - *All changes must be reported, but no increase in rent until anniversary date*

- 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)
 - *Percentage of FMR*

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Loss in income, loss of eligibility for state, local and federal assistance programs benefits, increase in expenses (alimony, child support, etc.), death in family and threat with eviction due to minimum rent policy.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. (*oh024k01*)
- 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	387	110
Section 8 Vouchers	360	120
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	50 Mainstream 45 FUP	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

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)

- *Work Order System*
- *Pest Eradication Policy*
- *Maintenance Plan*
- *Uniform Inspection System*
- *Admissions and Occupancy Policy*
- *Admissions and Occupancy Procedures Manual*
- *Fair Housing Policy*
- *Grievance Procedures*
- *Tenant Selection and Assignment Plan*
- *Handicapped Policy*
- *Termination and Eviction*
- *Transfer and Transfer Waiting List*
- *Resident Initiative*
- *Section 3 Plan*
- *Pet Policy for Families*
- *Pet Policy for Elderly*
- *Procurement Policy and Procedures*
- *Personnel Policy*
- *Enterprise Income Verification (EIV) Security Policy*
- *Fraud Policy*

(2) Section 8 Management: (list below)

- *Administrative Plan*
- *Section 8 Procedures Manual*

6. PHA Grievance Procedures

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

A. Public Housing

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

If yes, list additions to federal requirements below: *N/A*

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: *N/A*

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)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) oh024b01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) oh024i01

-or-

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

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

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

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

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

1. Development name: *N/A*

2. Development (project) number:

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

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

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

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:

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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: <i>Scattered Sites II</i> 1b. Development (project) number: <i>OH024005</i>
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, submitted, or planned for submission: <u>(30/06/06)</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
7. Timeline for activity: a. Actual or projected start date of activity: FY 2007 b. Projected end date of activity: FY 2007

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

[24 CFR Part 903.7 9 (i)]

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

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

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description *N/A*

- 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.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <i>Scattered Site I</i>	
1b. Development (project) number: <i>oh024004</i>	
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>(06/04/99)</u>
5. Number of units affected: 17	
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: <i>Scattered Site II</i>	
1b. Development (project) number: <i>oh024005</i>	
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>(06/04/99)</u>
6. Number of units affected: 16	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? *02/02/05*

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. *Partner and assistant housing authority with Community Service requirements.*
- 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 or section 8 participants or both)
<i>Single Parent</i>	<i>40</i>		<i>Carver Community Service</i>	<i>Both; Public</i>
<i>New Horizons</i>	<i>8</i>		<i>Main Office</i>	<i>Both</i>
<i>Bible Club</i>	<i>Varies</i>		<i>Lincoln Sherman Westland</i>	<i>Both</i>
<i>Life Skills</i>	<i>Varies</i>		<i>CMHA Office</i>	<i>Public Housing</i>
<i>Summer Lunch Program</i>	<i>Varies</i>		<i>Lincoln Sherman</i>	<i>Both</i>
<i>Nutrition ED Class</i>	<i>Varies</i>		<i>Lincoln Sherman</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 10/01/05)
Public Housing	32	15
Section 8	30	16

- 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:
- *Campaign to revise action plan and recruit new clients.*

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

Description of Community Service requirements implementation is included as attachment (oh024e01)

13. PHA Safety and Crime Prevention Measures

24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

Lincoln Park

Tiffin Tower

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)

- *Cooperation with task force.*

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

Lincoln Park

Tiffin Tower

Sherman Park

C. Coordination between PHA and the police

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

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

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

Lincoln Park

Tiffin Tower

Sherman Park

D. Additional information as required by PHDEP/PHDEP Plan *Not Required*

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Description of Pet Policy – attachment (oh024f01)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:
 - *The playground equipment was discussed. PHA explained liability issues it would face.*
 - *One concern was the playground equipment (or lack there of) on the family projects.*
 - *Westland Estates concerned about raising community awareness and installing community pride in its tenants.*
 - *Westland Estates needs more dumpsters or more pick up days as trash is becoming a problem.*

- *(Westland Estates) Tenants would like to have a curfew enforced because of lack of supervision of the children.*
- *Westland Estates is concerned about toys and bikes being in other yards and in parking lots.*
- *Concern with the vacant houses owned by the PHA. Residents would like to see them torn down so that those purchasing houses under the homeownership will have a more sanitary and eye pleasing home.*

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 *N/A*

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) *State of Ohio*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *Capital Funds – ability to market units – air conditioning*
 - *Building new houses in targeted areas of the City*
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - *Provide decent housing*
 - *Provide a suitable living environment*
 - *Expand economic opportunities*

D. Other Information Required by HUD

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

Attachments

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

Admissions Policy for Deconcentration	oh024a01
FY 2006 Capital Fund Program Annual Statement	oh024b01
Deconcentration and Income Mixing	oh024c01
Section 8(y) Homeownership Capacity Statement	oh024d01
Description of Community Service Requirements Implementation	oh024e01
Description of Pet Policy	oh024f01
Progress in Meeting 5-Year Plan Goals	oh024g01
Criteria for Substantial Deviations and Significant Amendments	oh024h01
Resident Membership on the PHA Governing Board	oh024i01
Membership of the Resident Advisory Board oh024j01	
PHA Management Organizational Chart	oh024k01
FY 2006 Capital Fund Program 5 Year Action Plan oh024l01	
2005 Performance and Evaluation Report	oh024m01
2004 Performance and Evaluation Report	oh024n01
2003 Performance and Evaluation Report	oh024o01
2003 Performance and Evaluation Report-Supplemental	oh024p01
2002 Performance and Evaluation Report	oh024q01

Attachment: oh024a01
DE-CONCENTRATION AND INCOME TARGETING POLICY
FOR THE
CHILlicothe METROPOLITAN HOUSING AUTHORITY
CHILlicothe, OHIO

DE-CONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Chillicothe Metropolitan Housing Authority, Chillicothe, Ohio (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic De-concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%)(extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic de-concentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024b01

Annual Statement /Performance and Evaluation Report				7/3/2006	
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-06		Federal FY of Grant: 2006	
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	57,000.00			
3	1408 Management Improvements	46,600.00			
4	1410 Administration	1,400.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	56,685.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	116,852.00			
10	1460 Dwelling Structures	270,500.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$549,037.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00			
25	Amount of Line 21 Related to Security - Hard Costs	41,852.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

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

7/3/2006

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
24-01	Site Improvements:							
Tiffin	REPAIR TRIPPING HAZARDS IN SIDEWALK - TIFFIN	1450		15,000.00				
Towers	REPAIR TRIPPING HAZARDS IN SIDEWALK - LINCOLN	1450		30,000.00				
	UPGRADE LANDSCAPING AND LAWN - LINCOLN PK	1450		30,000.00				
	REPLACE FENCING IN SHERMAN PK FOR SECURITY	1450		41,852.00				
24-01	Dwelling Structures:							
Tiffin	REPAIR COLUMNS ON FRONT PORCH - TIFFIN TOWERS	1460		50,000.00				
Towers	REPLACE SHOWERHEAD VALVES	1460		45,500.00				
24-03	Dwelling Structures:							
Westland Estates	REPLACE ROOF SHINGLES (HIGH WIND AREA)	1460		125,000.00				
OH24-04	Dwelling Structures:							
Scattered	REPLACE ROOF SHINGLES (HIGH WIND AREA)	1460		50,000.00				
Subtotal				\$387,352.00				

Attachment: oh024c01
 Chillicothe Metropolitan Housing Authority

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

Attachment: oh024d01
Chillicothe Metropolitan Housing Authority

Section 8 Homeownership Program Capacity Statement

The Housing Authority demonstrates its capacity to administer the Section 8 Homeownership program as the following policies are adopted:

- Financing for purchase of a home will be provided; insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Attachment oh024e01
Chillicothe Metropolitan Housing Authority

IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

Description of the Community Service Policy

The Chillicothe Metropolitan Housing Authority Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Chillicothe Metropolitan Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

2. Address the administrative steps taken to implement the requirement such as:
 - scheduled changes in leases
 - written description of the service requirement
 - written notification to residents regarding requirement or exempt status of each adult family member
 - cooperative agreements with TANF (welfare) or other agencies to assist the PHA in verifying residents' status
 - whether the PHA or another entity will administer the program
3. The programmatic aspects of the requirements including
 - the types of activities that residents who are subject to community service and self-sufficiency requirements may participate in to fulfill their obligations
 - which partner agencies may offer residents opportunities to fulfill requirements
 - process to cure noncompliance

4. Community Service Implementation Report:

Number of tenants performing community service: 82

Number of tenants granted exemptions: 806

Number of tenants in non-compliance: 0

Number of tenants terminated/evicted due to non-compliance: 0

Attachment: oh024f01
Chillicothe Metropolitan Housing Authority
Description of Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

The CMHA will not charge a non-refundable pet fee.

A \$300.00 refundable deposit for dogs and cats, and \$25.00 deposit for fish is required. The CMHA shall refund the unused portion of the pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling or no longer owns or keeps a pet in the dwelling unit.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.*

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

Attachment: oh024g01
Chillicothe Metropolitan Housing Authority
Progress in Meeting 5-Year Plan Goals

The Chillicothe Metropolitan Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2005. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA has done substantial renovation of all sanitation lines, kitchen, bathrooms, entry doors to all units, floor tiles on all four floors, hallways painted on all four floors and new drop ceiling on first and fourth floors.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through Youth Crime Watch, Terrorism Training for staff and through regular security monitoring with cameras and security staff, as well as Natural Disaster training for staff.

Concerning improving the quality of life, PHA has implemented a Section 8 Homeownership Plan; hosting financial management classes that are offered to residents free of charge.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Attachment: oh024h01
Chillicothe Metropolitan Housing Authority
Criteria for Substantial Deviations and Significant Amendments

A. Substantial Deviation from the 5-Year Plan:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

B. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

Attachment: oh024i01
Resident Membership on PHA Governing Board

Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: *Talissa Kinney*

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 5 years through 2010

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? *N/A*

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

Other (explain):

B. Date of next term expiration of a governing board member: 2009

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): *Mayor Sulzer*

Attachment: oh024j01
Membership of Resident Advisory Board

Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description,)

Holly Wedebrook

Jerri Elliott

Kristy Dugger

Neal Locklear, Sr.

Eugene Keysor

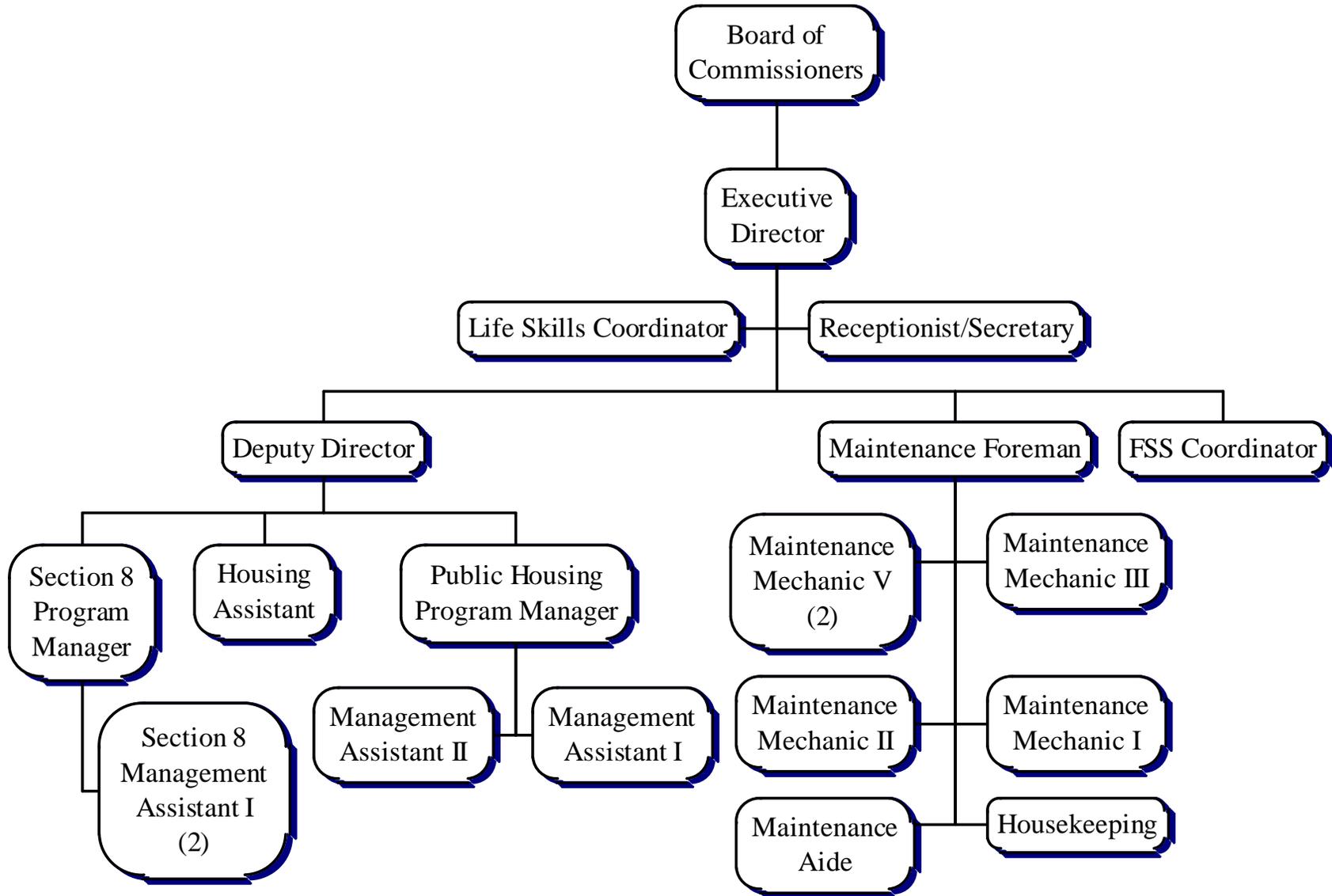
Violet Pettit

Susan Bennett

Winter Hodge

Keri Spencer

Attachment: oh024k01
**Chillicothe Metropolitan Housing Authority
Organizational Chart**



Capital Fund Program Five-Year Action Plan

Part I: Summary

7/3/2006

Attachment oh024101

HA Name:				<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Chillicothe Metropolitan Housing Authority					
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
OH24-01 (TIFFIN TOWER 130 ELDERLY/LINCOLN PK 43 FAMIL	Annual	10,000.00	80,000.00	0.00	256,500.00
SHERMAN PK 61 FAMILY/TOLEDO ST 8 FAMILY)	Statement	395,352.00	182,000.00	36,900.00	0.00
OH24-02 WORTHINGTON MANOR 50 ELDERLY		2,000.00	20,000.00	0.00	95,800.00
OH24-03 WESTLAND ESTATES 50 UNITS FAMILY		35,000.00	125,000.00	221,250.00	0.00
OH24-04 SCATTERED SITES 29 FAMILY UNITS		0.00	4,400.00	124,202.00	0.00
OH24-05-SCATTERED SITES 16 FAMILY UNITS		25,000.00	0.00	56,232.00	0.00
PHA WIDE		128,200.00	228,600.00	203,600.00	218,600.00
CFP Funds Listed for		\$595,552.00	\$640,000.00	\$642,184.00	\$570,900.00
5-Year planning					
Replacement Housing		0.00	0.00	0.00	0.00
Factor Funds					

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

7/3/2006

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See			
	OH24-01	REPLACE COMPACTOR DOORS	5,000.00
	TIFFIN TOWER	REPLACE EXTERIOR FIRE DOORS	5,000.00
Annual	ELDERLY		
	OH24-01	REPLACE SIDEWALKS WHERE TRIPPING HAZARDS-ALL SITES	30,000.00
	LINCOLN PARK	REPLACE LANDSCAPING WHERE DRAINAGE PROBLEMS-SHERMAN /LINCOLN	30,000.00
	SHERMAN PARK	UPGRADE AND REPLACE PLAYGROUND EQUIPMENT AND PLAY SURFACES	80,000.00
Statement	LINCOLN PARK	UPGRADE AND REPLACE PLAYGROUND EQUIPMENT AND PLAY SURFACES	50,000.00
	TOLEDO ST	REPLACE PRIVACY FENCES-LINCOLN, SHERMAN, TOLEDO	55,352.00
	FAMILY	REPLACE ROOF SHINGLES-LINCOLN, SHERMAN, TOLEDO	150,000.00
	OH24-02	REPLACE EXTERIOR FIRE DOORS	2,000.00
	WORTHINGTON		
	MANOR-ELDERLY		
	OH24-03	REPLACE PRIVACY FENCES	10,000.00
	WESTLAND EST.	REPLACE STORM DOORS	25,000.00
	FAMILY		
	OH24-05	REPLACE ROOF SHINGLES-SCATTERED SITES II	25,000.00
	OH24-PHA WIDE	ADMINISTRATIVE COST (ADVERTISING, ETC)	600.00
		PROFESSIONAL - A & E	40,000.00
		PROFESSIONAL - CONSULTANT	40,000.00
		MANAGEMENT AND MAINTENANCE STAFF TRAINING	6,000.00
		SECURITY FOOT PATROLS, ALL SITES (4 PERSONS, 20 HRS. EACH 2 WEEKS	41,600.00
		AT 20.00 PER HOUR) (20x20X4X26)	
SUBTOTAL			\$595,552.00

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

7/3/2006

Activities for Year 1	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	OH24-01	REPLACE COMPACTOR	80,000.00
	TIFFIN TOWER		
	ELDERLY		
Annual	OH24-01		
	LINCOLN PARK	REPLACE STOVES AND REFRIGERATORS	70,000.00
	SHERMAN PK	REPLACE STORM DOORS 112 UNITS	112,000.00
	TOLEDO ST		
	FAMILY UNITS		
Statement			
	OH24-02	REPLACE COMPACTOR	20,000.00
	WORTHINGTON		
	MANOR-ELDERLY		
	OH24-03	REPLACE HOT WATER HEATERS	25,000.00
	WESTLAND EST	REPLACE FLOOR TILE AND COVE BASE IN ALL UNITS	100,000.00
	FAMILY UNITS		
	OH24-04	REPLACE HOT WATER HEATERS	4,400.00
	ZURM CT-FAMILY		
	OH24-PHA WIDE	ADMINISTRATIVE COST (ADVERTISING, ETC)	1,000.00
		PROFESSIONAL - A & E	30,000.00
		PROFESSIONAL - CONSULTANT	40,000.00
		MAINTENANCE VEHICLES, 2-4X4 TRUCKS	60,000.00
		OPERATIONS	50,000.00
		MANAGEMENT AND MAINTENANCE STAFF TRAINING	6,000.00
		SECURITY FOOT PATROLS, ALL SITES (4 PERSONS, 20 HRS. EACH 2 WEEKS	41,600.00
		AT 20.00 PER HOUR) (20x20X4X26)	
SUBTOTAL			\$640,000.00

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

7/3/2006

Activities for Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See			
	OH24-01		
	LINCOLN PK	UPGRADE PLAYGROUND AREAS AND EQUIPMENT-SHERMAN PARK	0.00
Annual	SHERMAN PK	INTERIOR DOORS	36,900.00
	FAMILY		
	OH24-03	REHAB UPSTAIRS RESTROOMS SUB FLOOR, TILE, BATHTUB, COMMODE	81,250.00
	WESTLAND EST	REPLACE VINYL FLOOR TILE AND COVE BASE	100,000.00
Statement	FAMILY	UPGRADE PLAYGROUND AREAS AND EQUIPMENT	40,000.00
	OH24-04	58 EXTERIOR DOORS	72,000.00
	SCATTERED SITES	REPLACE WINDOWS	52,202.00
	FAMILY		
	OH24-05	REPLACE ROOF SHINGLES	25,000.00
	SCATTERED	REPLACE EXTERIOR DOORS	12,800.00
	SITE II FAMILY	REPLACE WINDOWS	18,432.00
	PHA WIDE	ADMINISTRATIVE - SALARIES, SUNDRY COSTS	1,000.00
		PROFESSIONAL SERVICES - A & E SERVICES	40,000.00
		PROFESSIONAL SERVICES - CONSULTANT	40,000.00
		REPLACE 7 PASSENGER VAN	25,000.00
		OPERATIONS	50,000.00
		MANAGEMENT & MAINTENANCE STAFF TRAINING	6,000.00
		SECURITY FOOT PATROLS, ALL SITES (4 PERSONS, 20 HRS. EACH 2 WEEKS AT 20.00 PER HOUR) (20x20X4X26)	41,600.00
SUBTOTAL			\$642,184.00

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

7/3/2006

Activities for Year 1	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
2010	Development Name/Number	Major Work Categories	Estimated Cost
See			
	OH24-01	REPLACE FENCE AT REAR OF BUILDING-TIFFIN TOWER	12,000.00
		RETAINING WALL BY SHUFFLEBOARD COURT-TIFFIN TOWER	2,000.00
Annual		UPGRADE LANDSCAPING-TIFFIN TOWER	10,000.00
		NEED BUILDING FOR BICYCLES - TIFFIN TOWER	10,000.00
		PAINTING OF ALL UNITS	104,000.00
		UPGRADE ALARM SYSTEM AND ADD MORE ZONES-TIFFIN TOWER	40,000.00
		REPLACE ALL SPRINKLER HEADS-TIFFIN TOWER	20,000.00
		REPLACE LIGHTING IN KT, BTH, & BR- TIFFIN TOWER	58,500.00
Statement			
	OH24-02	KITCHEN FAUCETS NEED REPLACED-WORTHINGTON	1,200.00
		GARAGE DOOR ON OUTBUILDING-WORTHINGTON	2,000.00
		PAINTING INTERIOR COMMON AREAS-WORTHINGTON	15,000.00
		REPLACE HOT WATER TANKS 7 RECIRC. PUMP	2,000.00
		NEED BUILDING FOR BICYCLES - WORTHINGTON	5,000.00
		PAINTING OF ALL UNITS	25,000.00
		REPLACE ALL SPRINKLER HEADS-TIFFIN TOWER	45,600.00
	PHA WIDE	ADMINISTRATIVE COSTS - ADVERTISING, ETC.	1,000.00
		PROFESSIONAL SERVICES - ARCHITECT	30,000.00
		PROFESSIONAL SERVICES - CONSULTANT	40,000.00
		MAINTENANCE VEHICLES, 2-4X4 TRUCKS	50,000.00
		OPERATIONS	50,000.00
		MANAGEMENT AND MAINTENANCE STAFF TRAINING	6,000.00
		SECURITY FOOT PATROLS, ALL SITES (4 PERSONS, 20 HRS. EACH 2 WEEKS	41,600.00
		AT 20.00 PER HOUR) (20x20X4X26)	
SUBTOTAL			\$570,900.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024m01

Annual Statement /Performance and Evaluation Report 07/03/06

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

PHA Name: <p align="center">Chillicothe Metropolitan Housing Authority</p>	Grant Type and Number: Capital Fund Program No: OH16-P024-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2005</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **3/31/06**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	55,600.00		0.00	0.00
3	1408 Management Improvements	46,600.00		46,600.00	0.00
4	1410 Administration	1,400.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	80,000.00		40,000.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	50,000.00		0.00	0.00
10	1460 Dwelling Structures	327,600.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	11,152.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$572,352.00		\$86,600.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00		41,600.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	66,000.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

07/03/06

Part II: Supporting Pages

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-05 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
24-01								
Tiffin Towers	PAINT ALL UNIT INTERIORS EXCEPT BATHROOMS DONE FROM 501-02 GRANT	1460	130	0.00		0.00	0.00	
24-01	REPLACE/UPGRADE ALARM SYSTEM (SMOKE/FIRE) ADD MORE SENSORS AND RE-ZONE	1460	130	80,000.00		0.00	0.00	
24-01	REPLACE LIGHT FIXTURES IN UNITS (KITCHEN, BATH, BEDROOM)	1460	130	58,500.00		0.00	0.00	
24-01	REPLACE LOBBY/Common Area Furniture	1475		11,152.00		0.00	0.00	
24-02	REPLACE INTERIOR ENTRANCE DOORS	1460	50	50,000.00		0.00	0.00	
Worthington Manor	REPLACE DOOR LOCKSETS	1460	50	6,000.00		0.00	0.00	
	REPLACE CLOSET DOORS IN UNITS	1460	50	30,000.00		0.00	0.00	
	PAINT UNIT INTERIOR & COMMON AREA	1460	50+	16,000.00		0.00	0.00	
	ADD STROBES LIGHTS IN CORRIDORS & COM. RM	1460	5	3,600.00		0.00	0.00	
	REPLACE EXTERIOR STEEL MAINTENANCE DOOR	1460	10	16,000.00		0.00	0.00	
24-03	REPLACE INTERIOR DOOR PASSAGE SETS (6 PER UNIT)	1460	50	15,000.00		0.00	0.00	
Westland Estates	REPLACE KITCHEN LIGHT FIXTURES	1460	50	15,000.00		0.00	0.00	
	REPLACE BATHROOM SINKS WITH VANITY TYPE CABINET, FAUCETS	1460	75	37,500.00		0.00	0.00	
	UPGRADE SITE LIGHTING, UNABLE TO GET PARTS	1450	LOT	50,000.00		0.00	0.00	
	Subtotal			\$388,752.00		\$0.00	\$0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024n01

Annual Statement /Performance and Evaluation Report						7/3/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/06		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operations	55,600.00		20,600.00	0.00	
3	1408 Management Improvements	41,600.00		41,600.00	37,365.50	
4	1410 Administration	464.00		0.00	0.00	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	80,000.00		80,000.00	0.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement <i>Correction account total</i>	249,000.00		35,000.00	34,479.32	
10	1460 Dwelling Structures <i>Correction account total</i>	228,308.00		0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	8,000.00		0.00	0.00	
14	1485 Demolition	0.00		0.00	0.00	
15	1490 Replacement Reserve	0.00		0.00	0.00	
16	1492 Moving to Work Demonstration	0.00		0.00	0.00	
17	1495.1 Relocation Costs	0.00		0.00	0.00	
18	1499 Development Activities	0.00		0.00	0.00	
19	1501 Collateralization or Debt Service	0.00		0.00	0.00	
20	1502 Contingency	0.00		0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$662,972.00		\$177,200.00	\$71,844.82	
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00		41,600.00	37,365.50	
25	Amount of Line 21 Related to Security - Hard Costs	136,600.00		35,000.00	34,479.32	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

7/3/2006

Part II: Supporting Pages

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
24-01	BUILD UP RETAINING WALL BEHIND 800 BLDG TO HOLD BANK FROM SLIPPING FURTHER LINCOLN PARK 4' HIGH	1450	100 FEET	40,000.00		0.00	0.00	
24-01	INSTALL SECURITY CAMERA ON INTERIOR/PERIMETER OF SITE AT LINCOLN PARK	1450	14	40,000.00		0.00	0.00	
24-01	INSTALL SECURITY CAMERA ON INTERIOR/PERIMETER OF SITE AT SHERMAN PAR	1450	12	35,000.00		0.00	0.00	
24-03	INSTALL SECURITY CAMERA ON INTERIOR/PERIMETER OF SITE AT WESTLAND ES	1450	14	58,000.00		35,000.00	34,479.32	59% Completed
24-01	EXTEND RETAINING WALL AT ADMIN. BUILDING AT GRADE FOR ADDITIONAL PARKING SPOTS, PAVIN & STRIPE. CREATE EXIT DRIVE TO ALLEY	1450		60,000.00		0.00	0.00	
24-01	UPGRADE SITE LIGHTING	1450		16,000.00		0.00	0.00	
24-01	PAINT APT. INTERIORS	1460	140	90,508.00		0.00	0.00	
24-02	REPLACE INTERIOR DOORS	1460	50 UNITS	50,000.00		0.00	0.00	
	REPLACE DOOR LOCKSETS	1460	50	6,000.00		0.00	0.00	
	REPLACE GARBAGE DISPOSALS	1460	50	8,000.00		0.00	0.00	
	INSTALL CARBON MONOXIDE DETECTORS	1460	2	200.00		0.00	0.00	
	PAINT UNITS & COMMON AREA	1460	50+	40,000.00		0.00	0.00	
	REPLACE CLOSET DOORS	1460		30,000.00		0.00	0.00	
	ADD STROBES LIGHTS IN CORRIDORS & COM. RM	1460		3,600.00		0.00	0.00	
	Subtotal			\$477,308.00		\$35,000.00	\$34,479.32	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024o01

Annual Statement /Performance and Evaluation Report						7/3/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>1</u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/06		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operations	55,600.00	55,600.00	55,600.00	55,600.00	
3	1408 Management Improvements	60,600.00	62,082.12	62,082.12	60,412.12	
4	1410 Administration	1,000.00	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	80,000.00	76,143.39	76,143.39	68,815.88	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	32,000.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	301,818.00	338,870.23	338,870.23	301,818.00	
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	41,446.00	39,768.26	39,768.26	39,768.26	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization 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 (sums of lines 2-20)	\$572,464.00	\$572,464.00	\$572,464.00	\$526,414.26	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	39,930.00	
25	Amount of Line 21 Related to Security - Hard Costs	32,000.00	0.00	0.00	0.00	
26	Amount of Line 21 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/CFPRHF)

7/3/2006

Part II: Supporting Pages

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS	1406		55,600.00	55,600.00	55,600.00	55,600.00	CMHA
	COMPUTER SOFTWARE	1408		19,000.00	20,482.12	20,482.12	20,482.12	DONE
	SECURITY FOOT PATROLS, ALL SITES 4 PERSONS, 20HRS @ \$20 BI-WKLY	1408		41,600.00	41,600.00	41,600.00	39,930.00	DONE
	ADMINISTRATIVE COST, ADV	1410		1,000.00	0.00	0.00	0.00	
	CONSULTING SERVICES, GENERAL T/A	1430		40,000.00	36,836.26	36,836.26	30,000.00	CONTRACT (BAL IN 501-02)
	ARCHITECTURAL SERVICES	1430		40,000.00	39,000.00	39,000.00	38,508.75	CONTRACT
	A & E REIMBURSABLES	1430		0.00	307.13	307.13	307.13	
OH24-02	UPGRADE SITE LIGHTING	1450	LOT	16,000.00	0.00	0.00	0.00	ALL WORK DEFERRED DUE
OH24-03	UPGRADE SITE LIGHTING OBSOLETE PARTS	1450	LOT	16,000.00	0.00	0.00	0.00	TO TIFFLIN WORK BEING SO EXTENSIVE & CITY/STATE
OH24-01	REPLACE APARTMENT DOORS AT TIFFIN TOWERS AND LOCKSETS	1460	LOT	100,000.00	0.00	0.00	0.00	
OH24-01	MODIFY FRONT ENTRANCE DR TO SLIDING - TIFFIN	1460	2	15,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
OH24-01	CONTINUATION OF DRAIN REPLACEMENT & RELATED WALL & FLOOR REPAIRS & REPLACEMENT	1460		0.00	338,870.23	338,870.23	301,818.00	DONE
OH24-02	REPLACE INTERIOR DOORS	1460	50	50,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	REPLACE DOOR LOCKSETS	1460	50	6,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	REPLACE GARBAGE DISPOSAL	1460	50	8,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	INSTALL CARBON MONOXIDE DETECTORS	1460	2	218.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	PAINT UNITS & COMMON AREAS	1460	50+	40,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	REPLACE CLOSET DOORS	1460	50	30,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	ADD STROBES TO CORRIDOR & COM RM	1460	6	3,600.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
OH24-03	REPLACE INTERIOR DOOR PASSAGE SETS	1460	6 PER DOOR	12,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	REPLACE KITCHEN LIGHT FIXTURES	1460	50	12,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
	REPLACE BATHROOM SINK WITH VANITY CABINET	1460	50	25,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
PHA Wide	COMPUTER SYSTEM UPGRADE HARDWARE	1475		33,446.00	39,768.26	39,768.26	39,768.26	DONE
OH24-02	REPLACE LOBBY FURNITURE	1475	LOT	8,000.00	0.00	0.00	0.00	DEFERRED DUE TO TIFFIN TOWER
Grant Total 2003				\$572,464.00	\$572,464.00	\$572,464.00	\$526,414.26	92% COMPLETED

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024p01

Annual Statement /Performance and Evaluation Report 7/3/2006

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

PHA Name: Chillicothe Metropolitan Housing Authority "Supplemental Set-Aside Capital Funds"	Grant Type and Number: Capital Fund Program No: OH16-P024-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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|--|---|--|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserved for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement/Revision Number _____ |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/06 | | <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital 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 Improvement				
10	1460 Dwelling Structures	114,090.00		114,090.00	114,090.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$114,090.00		\$114,090.00	\$114,090.00
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				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024q01

Annual Statement /Performance and Evaluation Report 7/3/2006

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

PHA Name: <p align="center">Chillicothe Metropolitan Housing Authority</p>	Grant Type and Number: Capital Fund Program No: OH16-P024-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2002</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **3/31/06**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
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	1,000.00	944.44	944.44	944.44
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	80,500.00	56,500.00	56,500.00	56,500.00
8	1440 Site Acquisition	1,000.00	0.00	0.00	0.00
9	1450 Site Improvement	278,735.87	286,597.38	286,597.38	286,597.38
10	1460 Dwelling Structures	276,957.13	315,976.18	315,976.18	315,976.18
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	3,000.00	0.00	0.00	0.00
14	1485 Demolition	18,825.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization 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 (sums of lines 2-20)	\$660,018.00	\$660,018.00	\$660,018.00	\$660,018.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	5,058.00	5,058.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	180,000.00	88,593.00	88,593.00	87,939.18

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

7/3/2006

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-02 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA Wide	Administrative cost, advertising	1410		1,000.00	944.44	944.44	944.44	COMPLETE	
	General TA Consulting Services	1430		40,000.00	40,000.00	40,000.00	40,000.00	CONTRACT	
	A&E Design Services	1430		40,000.00	16,000.00	16,000.00	16,000.00	CONTRACT	
	A&E Reimbursables	1430		500.00	500.00	500.00	500.00	DONE	
OH24-05	Additional cost on site acquisitions	1440		1,000.00	0.00	0.00	0.00	DEFERRED	
OH24-01	Patch, seal and stripe parking lot	1450	lot	0.00	0.00	0.00	0.00	DONE - 501-01	
OH24-01	Paving work, 4 sites (501-01)	1450		129,030.04	129,030.04	129,030.04	129,030.04	DONE	
OH24-01	Paving Admin. Parking lots	1450		12,400.00	11,681.51	11,681.51	11,681.51	DONE	
OH24-01	Add Sidewalks Tiffin, Sherman	1450		46,090.00	46,090.00	46,090.00	46,090.00	DONE	
OH24-02	Paving work, balance from 501-01	1450		40,628.95	40,628.95	40,628.95	40,628.95	DONE	
OH24-03	Paving work, balance from 501-01	1450		40,498.88	40,498.88	40,498.88	40,498.88	DONE	
OH24-03	Regrade and add subgrade/paving	1450		10,088.00	17,398.00	17,398.00	17,398.00	DONE	
OH24-03	Proximity loop for sliding gate	1450		0.00	1,270.00	1,270.00	1,270.00	DONE	
OH24-01	Replace all Sanitary Drains and stacks and T's to the Main; repair floors & walls as required	1460	142 units	201,439.13	298,825.88	298,825.88	298,825.88	DONE	
	Replace all corridor flooring	1460	8500 sf	25,500.00	0.00	0.00	0.00		
	Install non-slip ceramic in lobby	1460	840 sf	3,360.00	0.00	0.00	0.00	DEFERRED	
	Replace suspended ceiling in all corridors add recessed lighting	1460	74 lights	36,000.00	0.00	0.00	0.00	DEFERRED	
	Replace lighting in chapel	1460	lot	500.00	0.00	0.00	0.00	DEFERRED	
	Install Levilor blinds in Lobby	1460	lot	1,000.00	0.00	0.00	0.00	DEFERRED	
	Install Levilor blinds in Com Rms	1460	lot	1,000.00	0.00	0.00	0.00	DEFERRED	
	Replace carpeting in Chapel	1460	lot	1,000.00	0.00	0.00	0.00	DEFERRED	
	Replace wall coverings in corridors	1460	lot	7,158.00	0.00	0.00	0.00	DEFERRED	
	Trash compactor upgrades - Tiffin	1460	lot	0.00	9,000.00	9,000.00	9,000.00	DONE	
OH24-02	Emergency roof repair, venting & access door to roof	1460	lot	0.00	8,150.30	8,150.30	8,150.30	DONE	
	Replace lobby furniture	1475	lot	3,000.00	0.00	0.00	0.00	DEFERRED	
OH24-05	Demo of acquired properties	1485	7	18,825.00	0.00	0.00	0.00	DEFERRED	
Grant Total 2002				\$660,018.00	\$660,018.00	\$660,018.00	\$660,018.00	100% COMPLETED	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024r01

Annual Statement /Performance and Evaluation Report 7/3/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Chillicothe Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program No: OH16-P024-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 3
 Performance and Evaluation Report for Program Year Ending **3/31/06**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	66,900.00	66,900.00	66,900.00	66,900.00
3	1408 Management Improvements	10,000.00	7,728.38	7,728.38	7,728.38
4	1410 Administration	2,000.00	436.24	436.24	436.24
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	90,900.00	88,761.46	88,761.46	88,761.46
8	1440 Site Acquisition	106,263.63	170,000.00	170,000.00	170,000.00
9	1450 Site Improvement	77,058.00	46,359.55	46,359.55	46,359.55
10	1460 Dwelling Structures	313,186.37	263,193.37	263,193.37	263,193.37
11	1465.1 Dwelling Equipment-Nonexpendable	45,000.00	67,929.00	67,929.00	67,929.00
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	0.00	0.00	0.00	0.00
19	1501 Collateralization 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 (sums of lines 2-20)	\$711,308.00	\$711,308.00	\$711,308.00	\$711,308.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	5,058.00	5,058.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	180,000.00	88,593.00	88,593.00	87,939.18

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

7/3/2006

Part II: Supporting Pages

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-01 Replacement Housing Factor Grant No:						Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
OH24-05	Acquire sites at Mechanic Street to rehabilitate the neighborhood and construct a future facility for Residents to Work Program	1440	lot	106,263.63	170,000.00	170,000.00	170,000.00	CMHA Bids accepted by seller (survey, appraisal, etc. not included in price)	
OH24-01	Replace, seal and stripe parking lot at various site locations	1450	lot	0.00	0.00	0.00	0.00	Deferred to 501-02	
OH24-01	Replace broken curbs, sidewalks at various site locations	1450	lot	0.00	0.00	0.00	0.00	Deferred to 501-02	
OH24-02	Repave, seal & stripe parking lot	1450	lot	30,000.00	0.00	0.00	0.00	Deferred to 501-03	
	Curb/sidewalk replacement	1450	lot	5,058.00	0.00	0.00	0.00	Deferred to 501-03	
OH24-03	Reseal parking lot, stripe, and curb repairs and cuts	1450	lot	42,000.00	46,359.55	46,359.55	46,359.55	This portion complete balance in 501-03	
OH24-01	Replace the main and wash drains, concrete floor repair & tile in remainder of buildings that were in deduct alternate on contract for MCM in 501-00	1460	lot	132,942.00	132,942.00	132,942.00	132,942.00	Contract via C/O complete	
OH24-01	Replace Entrance doors at Tiffin Tower	1460	146	73,000.00	0.00	0.00	0.00	Deferred to 501-03	
OH24-01	Install washer boxes & cove base	1460		7,107.62	7,137.62	7,137.62	7,137.62	complete	
OH24-01	purchase floor tile for install	1460		3,543.75	5,075.25	5,075.25	5,075.25	complete	
OH24-01	Security Camera System Elderly	1460	20	0.00	19,100.00	19,100.00	19,100.00	complete	
OH24-02	Replace disposals	1460		8,000.00	0.00	0.00	0.00	from 5 year plan	
OH24-03	Provide Central Air to all units at Westland Estates	1460	50	69,510.00	69,955.50	69,955.50	69,955.50	Contract complete	
OH24-0,03	Upgrade 4 to 16 channel Security Camera System	1460	lot	\$0.00	9,900.00	9,900.00	9,900.00	complete	
OH240-04	Provide Central Air for remaining Scattered Sites units	1460	14	19,083.00	19,083.00	19,083.00	19,083.00	Contract complete	
Subtotal				\$496,508.00	\$479,552.92	\$479,552.92	\$479,552.92		

