

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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**Streamlined Annual PHA Plan**  
**for Fiscal Year: 2006**  
**PHA Name: COLUMBIANA**  
**METROPOLITAN HOUSING**  
**AUTHORITY**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Columbiana Metropolitan Housing Authority **PHA Number:** OH026

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2006

### PHA Programs Administered:

**Public Housing and Section 8**

Number of public housing units: 562  
Number of S8 units:

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units: 479

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

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

### PHA Plan Contact Information:

Name: Thomas D. Snow  
TDD: 330-2386-5970

Phone: 330-386-5970  
Email thomas@colmha.org

### Public Access to Information

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

PHA's main administrative office  PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.  Yes  No.

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library  PHA website  Other (list below)

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

Main business office of the PHA  PHA development management offices

Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2006**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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| Streamlined Annual PHA Plan for FY 2006                | Pages 1-8           |
| List of Supporting Document for Review                 | 9&10                |
| Capital Fund Program Annual Statement/Performance      |                     |
| And Evaluation Reports for 2004 % 2005                 | Attachment oh026a01 |
| Statement of Five Years Goals                          | Attachment oh026b01 |
| List of Resident Advisory Board Members                | Attachment oh026b01 |
| Resident Board Member                                  | Attachment oh026b01 |
| Voluntary Conversion Initial Assessment                | Attachment oh026c01 |
| Organizational Chart                                   | Sent by mail        |
| Form 50076, Board Resolution                           | Sent by mail        |
| Form 50070, Drug Free Work Place                       | Sent by mail        |
| Form 50071, Payments to Influence Federal Transactions | Sent by mail        |
| Form SF-LLL, Disclosure of Lobbying Activities         | Sent by mail        |
| Form 50075, Cert by State & Local Officials of PHA     |                     |
| Plans Consistency with the Consolidated Plan           | Sent by mail        |

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- X 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- X 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- X 6. Supporting Documents Available for Review
- X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and

assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

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

### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. X Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status |  |
|-------------------------------------|--|
| a. Development Name:                |  |
| b. Development Number:              |  |
| c. Status of Grant:                 |  |
|                                     | <input type="checkbox"/> Revitalization Plan under development                           |
|                                     | <input type="checkbox"/> Revitalization Plan submitted, pending approval                 |
|                                     | <input type="checkbox"/> Revitalization Plan approved                                    |
|                                     | <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete

each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

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

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:

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

CMHA will continue to notify Section 8 clients about the Homeownership Program and try to get them involved.

Continue to work with Columbiana County Community Action to provide the credit education for our Section 8 clients.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

X Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

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

X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Columbiana County Community Action Agency

X Demonstrating that it has other relevant experience (list experience below):

The CAA Housing Counseling program has been providing homeownership counseling for over 10 years and is accredited by the British Standards Institute (BSI). BSI has accredited the program under the ISO 9001 Quality System. The ISO 9001 is an international standard for quality systems and is recognized worldwide. Periodic internal quality audits are performed by a third party to evaluate program procedures and ensure proper documentation is maintained for each file that enters the housing or credit counseling program. Participants are also randomly selected to complete a customer satisfaction survey to ensure their needs are met. CAA also participates under the Results Oriented Management and Accountability. This is a tracking tool that evaluates program milestones and the number of persons

that complete program processes. In addition to the BSI accreditation, the CAA is supported by many local lenders, real estate agents, and the United States Department of Agriculture. CAA has also been awarded a certificate of excellence by the Ohio Department of Development under the 1999 County CHIP program and was awarded the John Glenn Best Practice Award for 2003 from the Ohio Association of Community Action Agencies. CAA currently implements four Community Housing Improvement Program (CHIP) grants and also the Ohio Housing Trust Fund downpayment assistance/housing counseling program. CAA strives to educate Columbiana County residents in the areas of homeownership, credit counseling and basic financial literacy so that they can overcome obstacles and obtain their household goals.

CAA staff directly involved in the housing counseling process include the Financial Services Coordinator and Financial Services Assistant.

The Financial Services Coordinator, Martina Grimm, is a Cum Laude graduate of Kent State University receiving her degree in Computer, Management, and Accounting Technology. She was also awarded certification as a Housing Development Finance Professional through the National Development Council, and received here Associate in Insurance Services from the Insurance Institute of America. Ms. Grimm has completed the HUD Homebuyer Education and Learning Program, Basic Skills in Affordable Housing, EPA Lead Abatement Contractor training, FDIC Money Smart Train the Trainer and also graduated from the Appalachian Leadership Academy. She also serves on the Board of Directors for the Ohio CDC Association. She is also responsible for supervision of the following programs: CAA Credit Counseling, Home Repair, Project PRIDE Revolving Loan Fund, Microenterprise, Individual Development Account (IDA), and the financial literacy program.

The Financial Services Assistant, Melissa Ammon, came to CAA after working several years in the banking industry and with public utilities. She has completed the Neighborhood Reinvestment Corporation Homebuyer Education Methods: Train the Trainer, FDIC Money Smart Train the Trainer, the HUD Homebuyer Education and Learning Program. She has also graduated from the Columbiana County Leadership program and is currently attending the Appalachian Leadership Academy.

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below:)
  
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: 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)<sup>[TDS1]</sup>
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan of the State of Ohio are general in nature as to the Metropolitan Housing Authorities. CMHA's Public Housing Programs. The Housing Choice Voucher Programs and our after school program are all consistent with the State of Ohio's Consolidated Plan.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

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

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>   |
|  |   | Sufficiency   |
| X  | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations  |
| X  | Any policies governing any Section 8 special housing types<br>X Check here if included in Section 8 Administrative Plan   | Annual Plan: Operations and Maintenance   |
| X  | Public housing grievance procedures<br>X Check here if included in the public housing A & O Policy  | Annual Plan: Grievance Procedures   |
| X  | Section 8 informal review and hearing procedures.<br>X Check here if included in Section 8 Administrative Plan.   | Annual Plan: Grievance Procedures   |
| X  | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.   | Annual Plan: Capital Needs  |
|  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.   | Annual Plan: Capital Needs  |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.   | Annual Plan: Capital Needs  |
| X  | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).  | Annual Plan: Capital Needs  |
|  | Approved or submitted applications for demolition and/or disposition of public housing.   | Annual Plan: Demolition and Disposition   |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans).  | Annual Plan: Designation of Public Housing  |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing   |
| X  | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.  | Annual Plan: Voluntary Conversion of Public Housing   |
| X  | Approved or submitted public housing homeownership programs/plans.  | Annual Plan: Homeownership  |
| X  | Policies governing any Section 8 Homeownership program (Section XX G of the Section 8 Administrative Plan)  | Annual Plan: Homeownership  |
| X  | Public Housing Community Service Policy/Programs<br>X Check here if included in Public Housing A & O Policy   | Annual Plan: Community Service & Self-Sufficiency   |
|  | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.   | Annual Plan: Community Service & Self-Sufficiency   |
|  | FSS Action Plan(s) for public housing and/or Section 8.   | Annual Plan: Community Service & Self-Sufficiency   |
| X  | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.  | Annual Plan: Community Service & Self-Sufficiency   |
|  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.  | Annual Plan: Community Service & Self-Sufficiency   |
| X  | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).<br>X Check here if included in the public housing A & O Policy.  | Annual Plan: Pet Policy   |
| X  | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.  | Annual Plan: Annual Audit   |
|  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)  | (specify as needed)   |
|  | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.  | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |



**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |  |              |                             |              |
|---|---|--|--------------|-----------------------------|--------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |  |              |                             |              |
| <b>PHA Name:</b>  |   | <b>Grant Type and Number</b>                 |              | <b>Federal FY of Grant:</b> |              |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY   |   | Capital Fund Program Grant No: OH12PO2650105 |              | 2005                        |              |
|   |   | Replacement Housing Factor Grant No:         |              |                             |              |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) |   |  |              |                             |              |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/05 <input type="checkbox"/> Final Performance and Evaluation Report              |   |  |              |                             |              |
| Line No.  | Summary by Development Account            | Total Estimated Cost                         |              | Total Actual Cost           |              |
|   |   | Original                                     | Revised      | Obligated                   | Expended     |
| 1   | Total non-CFP Funds                       |  |              |                             |              |
| 2   | 1406 Operations                           | \$68,000.00                                  | \$68,000.00  | \$68,000.00                 | \$19,478.14  |
| 3   | 1408 Management Improvements Soft Costs   | \$140,000.00                                 |              | \$140,000.00                | \$17,083.35  |
|   | Management Improvements Hard Costs        |  |              |                             |              |
| 4   | 1410 Administration                       | \$73,795.00                                  |              | \$73,795.00                 | \$30,747.85  |
| 5   | 1411 Audit                                |  |              |                             |              |
| 6   | 1415 Liquidated Damages                   |  |              |                             |              |
| 7   | 1430 Fees and Costs                       | \$500.00                                     |              | \$474.00                    | \$316.00     |
| 8   | 1440 Site Acquisition                     |  |              |                             |              |
| 9   | 1450 Site Improvement                     |  |              |                             |              |
| 10  | 1460 Dwelling Structures                  | \$408,526.00                                 | \$408,526.00 | \$408,526.00                | \$273,911.27 |
| 11  | 1465.1 Dwelling Equipment -- Nonexendable | \$45,000.00                                  | \$45,000.00  | \$36,915.00                 | \$36,195.00  |
| 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               |  |              |                             |              |
| Capital Fund Program Tables Page 1  |   |  |              |                             |              |

|  |   |  |                |                          |                             |  |
|--|---|--|----------------|--------------------------|-----------------------------|--|
|  |   |  |                |                          |                             |  |
|  |   |  |                |                          |                             |  |
|  |   |  |                |                          |                             |  |
| <b>Annual Statement/Performance and Evaluation Report</b>  |   |  |                |                          |                             |  |
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>   |   |  |                |                          |                             |  |
| <b>PHA Name:</b>   |   | <b>Grant Type and Number</b>                 |                |                          | <b>Federal FY of Grant:</b> |  |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY  |   | Capital Fund Program Grant No: OH12PO2650105 |                |                          | 2005                        |  |
|  |   | Replacement Housing Factor Grant No:         |                |                          |                             |  |
| <u>    </u> Original Annual Statement <u>    </u> Reserve for Disasters/Emergencies <u>    </u> Revised Annual Statement (revision no: <u>    </u> ) |   |  |                |                          |                             |  |
| <u>  x  </u> Performances and Evaluation report for Period Ending: 12/31/05 <u>    </u> Final Performance and Evaluation Report                      |   |  |                |                          |                             |  |
| <b>Line</b>  | <b>Summary by Development Account</b>               | <b>Total Estimated Cost</b>                  |                | <b>Total Actual Cost</b> |                             |  |
| <b>No.</b>   |   | <b>Original</b>                              | <b>Revised</b> | <b>Obligated</b>         | <b>Expended</b>             |  |
| 19   | 1502 Contingency                                    | \$2,129.00                                   | \$2,129.00     |                          | 0                           |  |
|  | Amount of Annual Grant: (sum of lines.....)         | \$737,950.00                                 | \$737,950.00   | \$727,710.00             |                             |  |
|  | Amount of line XX Related to LBP Activities         |  |                |                          |                             |  |
|  | Amount of line XX Related to Section 504 compliance |  |                |                          |                             |  |
|  | Amount of line XX Related to Security -- Soft Costs | \$140,000.00                                 | \$140,000.00   | \$140,000.00             |                             |  |
|  | Amount of line XX Related to Security -- Hard Costs |  |                |                          |                             |  |
|  | Amount of line XX Related to Energy Conservation    |  |                |                          |                             |  |
|  | Measures  |  |                |                          |                             |  |
|  | Collateralization Expenses or Debt Service          |  |                |                          |                             |  |
|  |   |  |                |                          |                             |  |
|  |   |  |                |                          |                             |  |

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

| PHA Name:                                 |  | Grant Type and Number                        |                      |               |                     |                     |
|---|--|--|----------------------|---------------|---------------------|---------------------|
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY |  | Capital Fund Program Grant No: OH12PO2650105 |                      |               |                     |                     |
|   |  | Replacement Housing Factor Grant No:         |                      |               |                     |                     |
| Development Number                        | General Description of Major Work Categories | Dev. Acct. No.                               | Total Estimated Cost |               | Total Actual Cost   |                     |
| Name/HA-Wide Activities                   |  |  | Original             | Revised       | Obligated           | Expended            |
| 26-001                                    | Replace Gas Ranges (127 Units)               | 1465   | \$45,000.00          | \$36,195.00   | \$36,195.00         | \$36,195.00         |
| FAWCETT BLDG                              | Carpet Floors 2-11 hallways                  | 1460   | \$45,000.00          | \$48,000.00   | \$48,000.00         | \$48,000.00         |
|   | <b>Sub-total 26-001</b>                      |  | <b>\$90,000.00</b>   |               | <b>\$84,195.00</b>  | <b>\$84,195.00</b>  |
| 26-002                                    |  |  |                      |               |                     |                     |
| LA BELLE TERRACE                          | Continue Rewire 94 units,                    | 1460   | \$363,526.00         |               | \$356,650.00        | \$225,911.27        |
|   |  |  | <b>\$363,526.00</b>  | <b>\$0.00</b> | <b>\$356,650.00</b> | <b>\$225,911.27</b> |
|   |  |  |                      |               |                     |                     |
|   |  |  |                      |               |                     |                     |
|   |  |  |                      |               |                     |                     |
|   |  |  |                      |               |                     |                     |
|   |  |  |                      |               |                     |                     |

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

| PHA Name:                                 |  | Grant Type and Number                        |                      |                    |                     |                    |
|---|--|--|----------------------|--------------------|---------------------|--------------------|
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY |  | Capital Fund Program Grant No: OH12PO2650105 |                      |                    |                     |                    |
|   |  | Replacement Housing Factor Grant No:         |                      |                    |                     |                    |
| Development Number                        | General Description of Major Work Categories | Dev. Acct. No.                               | Total Estimated Cost |                    | Total Actual Cost   |                    |
| Name/HA-Wide Activities                   |  |  | Original             | Revised            | Obligated           | Expended           |
| HA-WIDE OPERATIONS                        |  |  |                      |                    |                     |                    |
|   | Operations                                   | 1406   | \$68,000.00          | \$73,805.00        | \$73,805.00         | \$19,478.14        |
|   | <b>Sub-total Operations</b>                  |  | <b>\$68,000.00</b>   | <b>\$73,805.00</b> | <b>\$73,805.00</b>  | <b>\$19,478.14</b> |
| HA Wide Management                        | Security                                     | 1408   | \$40,000.00          |                    | \$40,000.00         | \$5,694.45         |
|   | Police Services                              | 1408   | \$100,000.00         |                    | \$100,000.00        | \$11,388.90        |
|   | <b>Sub-total Management</b>                  |  | <b>\$140,000.00</b>  | <b>\$0.00</b>      | <b>\$140,000.00</b> | <b>\$17,083.35</b> |
| HA Wide Administration                    | Executive Director                           | 1410   | \$20,843.00          |                    | 20,843.00           | 8,754.06           |
|   | Accountant                                   | 1410   | \$18,782.00          |                    | 18,782.00           | 7,888.44           |
|   | Modernization Clerk                          | 1410   | 34,170.00            |                    | 34,170.00           | 14,105.35          |
|   | <b>Sub-total Administration</b>              |  | <b>\$73,795.00</b>   | <b>\$0.00</b>      | <b>\$73,795.00</b>  | <b>\$30,747.85</b> |
| HA Wide Fees & Costs                      | A & E Fees                                   | 1430   | \$500.00             |                    | \$316.00            | \$316.00           |
|   | <b>Sub-total Cost &amp; Fees</b>             |  | <b>\$500.00</b>      | <b>\$0.00</b>      | <b>\$316.00</b>     | <b>\$316.00</b>    |
| HA Wide Contingency                       | Contingency                                  | 1502   | \$2,129.00           | \$1,513.00         |                     |                    |
|   | <b>Sub-total Contingency</b>                 |  | <b>\$2,129.00</b>    | <b>\$1,513.00</b>  | <b>\$0.00</b>       | <b>\$0.00</b>      |

**CAPITAL FUND PROGRAM TABLES START HERE**

**Annual Statement/Performance and Evaluation Report**

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

|   |  |                             |
|---|--|-----------------------------|
| <b>PHA Name:</b>                          | <b>Grant Type and Number</b>                 | <b>Federal FY of Grant:</b> |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY | Capital Fund Program Grant No: OH12PO2650104 | 2004                        |
|   | Replacement Housing Factor Grant No:         |                             |

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: 12/31/05  Final Performance and Evaluation Report

| Line No. | Summary by Development Account            | Total Estimated Cost |         | Total Actual Cost |              |
|----------|---|----------------------|---------|-------------------|--------------|
|          |   | Original             | Revised | Obligated         | Expended     |
| 1        | Total non-CFP Funds                       |                      |         |                   |              |
| 2        | 1406 Operations                           | \$41,400.00          |         | \$41,400.00       | \$41,400.00  |
| 3        | 1408 Management Improvements Soft Costs   | \$140,000.00         |         | \$140,000.00      | \$121,777.12 |
|          | Management Improvements Hard Costs        |                      |         |                   |              |
| 4        | 1410 Administration                       | \$74,200.00          |         | \$74,200.00       | \$74,199.96  |
| 5        | 1411 Audit                                |                      |         |                   |              |
| 6        | 1415 Liquidated Damages                   |                      |         |                   |              |
| 7        | 1430 Fees and Costs                       | \$50,000.00          |         | \$18,421.38       | \$18,421.38  |
| 8        | 1440 Site Acquisition                     |                      |         |                   |              |
| 9        | 1450 Site Improvement                     | \$25,000.00          |         | \$0.00            | \$0.00       |
| 10       | 1460 Dwelling Structures                  | \$414,283.00         |         | \$397,947.42      | \$391,458.62 |
| 11       | 1465.1 Dwelling Equipment -- Nonexendable |                      |         |                   |              |
| 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               |                      |         |                   |              |

|   |   |  |                |                          |                             |  |
|---|---|--|----------------|--------------------------|-----------------------------|--|
|   |   |  |                |                          |                             |  |
|   |   |  |                |                          |                             |  |
|   |   |  |                |                          |                             |  |
| <b>Annual Statement/Performance and Evaluation Report</b>   |   |  |                |                          |                             |  |
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>                          |   |  |                |                          |                             |  |
| <b>PHA Name:</b>  |   | <b>Grant Type and Number</b>                 |                |                          | <b>Federal FY of Grant:</b> |  |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY   |   | Capital Fund Program Grant No: OH12PO2650104 |                |                          | 2004                        |  |
|   |   | Replacement Housing Factor Grant No:         |                |                          |                             |  |
| ___ <b>Original Annual Statement</b> ___ <b>Reserve for Disasters/Emergencies</b> ___ <b>Revised Annual Statement (revision no: )</b> |   |  |                |                          |                             |  |
| _x_ <b>Performances and Evaluation report for Period Ending: 12/31/05</b> ___ <b>Final Performance and Evaluation Report</b>          |   |  |                |                          |                             |  |
| <b>Line</b>   | <b>Summary by Development Account</b>               | <b>Total Estimated Cost</b>                  |                | <b>Total Actual Cost</b> |                             |  |
| <b>No.</b>  |   | <b>Original</b>                              | <b>Revised</b> | <b>Obligated</b>         | <b>Expended</b>             |  |
| 19  | 1502 Contingency                                    | \$22,751.00                                  |                | 0                        | 0                           |  |
|   | Amount of Annual Grant: (sum of lines.....)         | \$767,634.00                                 |                | \$671,968.80             | \$647,257.08                |  |
|   | Amount of line XX Related to LBP Activities         |  |                |                          |                             |  |
|   | Amount of line XX Related to Section 504 compliance |  |                |                          |                             |  |
|   | Amount of line XX Related to Security -- Soft Costs | \$140,000.00                                 |                |                          |                             |  |
|   | Amount of line XX Related to Security -- Hard Costs |  |                |                          |                             |  |
|   | Amount of line XX Related to Energy Conservation    |  |                |                          |                             |  |
|   | Measures  |  |                |                          |                             |  |
|   | Collateralization Expenses or Debt Service          |  |                |                          |                             |  |
|   |   |  |                |                          |                             |  |
|   |   |  |                |                          |                             |  |

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

| PHA Name:                                 |  | Grant Type and Number                        |                     |                    |                     |                     |
|---|--|--|---------------------|--------------------|---------------------|---------------------|
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY |  | Capital Fund Program Grant No: OH12PO2650104 |                     |                    |                     |                     |
|   |  | Replacement Housing Factor Grant No:         |                     |                    |                     |                     |
| Development Number                        | General Description of Major Work Categories | Dev. Acct. No.                               | Original            | Revised            | Total Actual Cost   |                     |
| Name/HA-Wide Activities                   |  |  |                     |                    | Obligated           | Expended            |
| 26-001                                    | Carpet First Floor & lounge                  | 1460   | \$4,000.00          |                    | \$4,000.00          | \$3,381.56          |
| FAWCETT BLDG                              |  |  |                     |                    |                     |                     |
|   | <b>Sub-total 26-001</b>                      |  | <b>\$4,000.00</b>   | <b>\$0.00</b>      | <b>\$4,000.00</b>   | <b>\$3,381.56</b>   |
| 26-002                                    |  |  |                     |                    |                     |                     |
| LA BELLE TERRACE                          | Rewire 125 units, community room & offices   | 1460   | \$285,083.00        |                    | \$285,083.00        | \$285,083.00        |
|   | <b>Sub-total 26-002</b>                      |  | <b>\$285,083.00</b> | <b>\$0.00</b>      | <b>\$285,083.00</b> | <b>\$285,083.00</b> |
| 26-003                                    | Carpet Floors 2-5                            | 1460   | \$10,200.00         |                    | \$10,200.00         | \$4,004.17          |
| SHOUB TOWER                               |  |  |                     |                    |                     |                     |
|   | <b>Sub-total 26-003</b>                      |  | <b>\$10,200.00</b>  | <b>\$0.00</b>      | <b>\$10,200.00</b>  | <b>\$4,004.17</b>   |
| 26-004                                    | Replace Roofs Phase II                       | 1460   | \$115,000.00        | \$98,989.89        | \$98,989.89         | \$98,989.89         |
| INDEPENDENCE SQUARE                       |  |  |                     |                    |                     |                     |
|   | <b>Sub-total 26-004</b>                      |  | <b>\$115,000.00</b> | <b>\$98,989.89</b> | <b>\$98,989.89</b>  | <b>\$98,989.89</b>  |
| HA-WIDE                                   | Concrete Work                                | 1450   | \$25,000.00         | \$0.00             |                     |                     |
| OPERATIONS                                |  |  |                     |                    |                     |                     |
|   | <b>Sub-total HA Wide</b>                     |  | <b>\$25,000.00</b>  | <b>\$0.00</b>      | <b>\$0.00</b>       | <b>\$0.00</b>       |
|   |  |  |                     |                    |                     |                     |
|   |  |  |                     |                    |                     |                     |
|   |  |  |                     |                    |                     |                     |
|   |  |  |                     |                    |                     |                     |

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

| PHA Name:                                 |  | Grant Type and Number                        |                     |               |                     |                     |
|---|--|--|---------------------|---------------|---------------------|---------------------|
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY |  | Capital Fund Program Grant No: OH12PO2650104 |                     |               |                     |                     |
|   |  | Replacement Housing Factor Grant No:         |                     |               |                     |                     |
| Development Number                        | General Description of Major Work Categories | Dev. Acct. No.                               | Original            | Revised       | Obligated           | Expended            |
| Name/HA-Wide Activities                   |  |  |                     |               |                     |                     |
| HA-WIDE                                   | Resdent Coordinator                          | 1406   | \$31,400.00         |               | \$31,400.00         | \$31,400.00         |
| OPERATIONS                                | Travel & Training                            | 1406   | \$10,000.00         |               | \$10,000.00         | \$10,000.00         |
|   | <b>Sub-total Operations</b>                  |  | <b>\$41,400.00</b>  | <b>\$0.00</b> | <b>\$41,400.00</b>  | <b>\$41,400.00</b>  |
| HA Wide                                   | Security                                     | 1408   | \$40,000.00         |               | \$40,000.00         | \$21,777.12         |
| Management                                | Police Services                              | 1408   | \$100,000.00        |               | \$100,000.00        | \$100,000.00        |
|   | <b>Sub-total Management</b>                  |  | <b>\$140,000.00</b> | <b>\$0.00</b> | <b>\$140,000.00</b> | <b>\$121,777.12</b> |
| HA Wide                                   | Executive Director                           | 1410   | \$22,500.00         |               | 22,500.00           | 22,500.00           |
| Administration                            | Accountant                                   | 1410   | 19,000.00           |               | 19,000.00           | 19,000.00           |
|   | Modernization Clerk                          | 1410   | 32,700.00           |               | 32,700.00           | 32,699.96           |
|   | <b>Sub-total Administration</b>              |  | <b>\$74,200.00</b>  | <b>\$0.00</b> | <b>\$74,200.00</b>  | <b>\$74,199.96</b>  |
| HA Wide                                   | A & E Fees                                   | 1430   | \$50,000.00         |               | \$18,421.38         | \$18,421.38         |
| Fees & Costs                              |  |  |                     |               |                     |                     |
|   | <b>Sub-total Cost &amp; Fees</b>             |  | <b>\$50,000.00</b>  | <b>\$0.00</b> | <b>\$18,421.38</b>  | <b>\$18,421.38</b>  |
| HA Wide                                   | Contingency                                  | 1502   | \$22,751.00         |               |                     |                     |
| Contingency                               |  |  |                     |               |                     |                     |
|   | <b>Sub-total Contingency</b>                 |  | <b>\$22,751.00</b>  | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$0.00</b>       |
| Capital Fund Program Tables Page 3B       |  |  |                     |               |                     |                     |

**Annual Statement/Performance and Evaluation Report**

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

|   |  |                             |
|---|--|-----------------------------|
| <b>PHA Name:</b>                          | <b>Grant Type and Number</b>                 | <b>Federal FY of Grant:</b> |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY | Capital Fund Program Grant No: OH12PO2650106 | 2006                        |
|   | Replacement Housing Factor Grant No:         |                             |

**Original Annual Statement**  **Reserve for Disasters/Emergencies**  **Revised Annual Statement (revision no: )**

**Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 1        | Total non-CFP Funds                       |                      |         |                   |          |
| 2        | 1406 Operations                           | \$70,000.00          |         |                   |          |
| 3        | 1408 Management Improvements              | \$133,000.00         |         |                   |          |
| 4        | 1410 Administration                       | \$66,500.00          |         |                   |          |
| 5        | 1411 Audit                                |                      |         |                   |          |
| 6        | 1415 Liquidated Damages                   |                      |         |                   |          |
| 7        | 1430 Fees and Costs                       | \$21,000.00          |         |                   |          |
| 8        | 1440 Site Acquisition                     |                      |         |                   |          |
| 9        | 1450 Site Improvement                     |                      |         |                   |          |
| 10       | 1460 Dwelling Structures                  | \$373,500.00         |         |                   |          |
| 11       | 1465.1 Dwelling Equipment -- Nonexendable |                      |         |                   |          |
| 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               |                      |         |                   |          |

|   |   |  |                |                             |                 |
|---|---|--|----------------|-----------------------------|-----------------|
| <b>Annual Statement/Performance and Evaluation Report</b>   |   |  |                |                             |                 |
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |  |                |                             |                 |
| <b>PHA Name:</b>  |   | <b>Grant Type and Number</b>                 |                | <b>Federal FY of Grant:</b> |                 |
| COLUMBIANA METROPOLITAN HOUSING AUTHORITY   |   | Capital Fund Program Grant No: OH12PO2650106 |                | 2006                        |                 |
|   |   | Replacement Housing Factor Grant No:         |                |                             |                 |
| <input checked="" type="checkbox"/> <b>X Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> |   |  |                |                             |                 |
| <input type="checkbox"/> <b>Performances and Evaluation report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>   |   |  |                |                             |                 |
| <b>Line</b>   | <b>Summary by Development Account</b>               | <b>Total Estimated Cost</b>                  |                | <b>Total Actual Cost</b>    |                 |
| <b>No.</b>  |   | <b>Original</b>                              | <b>Revised</b> | <b>Obligated</b>            | <b>Expended</b> |
| 19  | 1502 Contingency                                    | \$1,023.00                                   |                | 0                           | 0               |
|   | Amount of Annual Grant: (sum of lines.....)         | \$665,023.00                                 |                |                             |                 |
|   | Amount of line XX Related to LBP Activities         |  |                |                             |                 |
|   | Amount of line XX Related to Section 504 compliance |  |                |                             |                 |
|   | Amount of line XX Related to Security -- Soft Costs | \$133,000.00                                 |                |                             |                 |
|   | Amount of line XX Related to Security -- Hard Costs |  |                |                             |                 |
|   | Amount of line XX Related to Energy Conservation    |  |                |                             |                 |
|   | Measures  |  |                |                             |                 |
|   | Collateralization Expenses or Debt Service          |  |                |                             |                 |
|   |   |  |                |                             |                 |
|   |   |  |                |                             |                 |
|   |   |  |                |                             |                 |
| <b>Capital Fund Program Five-Year Action Plan</b>   |   |  |                |                             |                 |
| <b>Part I: Summary</b>  |   |  |                |                             |                 |



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**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages ---- Work Activities**

|                       |  | Activities for Year: 2007 |                     | Activities for Year: 2008 |                       |
|-----------------------|--|---------------------------|---------------------|---------------------------|-----------------------|
| Activities            |  | FFY Grant: OH12PO2650107  |                     | FFY Grant: OH12PO2650108  |                       |
| for Year 2            |  | PHA FY:6/30/2008          |                     | PHA FY:6/30/2009          |                       |
| <b>26-001</b>         | Recaulk Dryvit                             |                           | \$50,000.00         |                           |                       |
| <b>FAWCETT</b>        |  |                           |                     |                           |                       |
|                       | Seal Brick Veneer                          |                           | \$40,000.00         |                           | <b>26-001</b>         |
|                       | Build Driveway on new Property             |                           | \$25,000.00         |                           | <b>Fawcett</b>        |
|                       |  |                           |                     |                           |                       |
|                       | Seal Parking Lots                          |                           | \$7,000.00          |                           |                       |
|                       |  |                           |                     |                           |                       |
|                       | Update Community Kitchen                   |                           | \$7,000.00          |                           | <b>26-002</b>         |
|                       |  |                           |                     |                           | <b>Woodland Hills</b> |
|                       |  |                           |                     |                           |                       |
|                       |  |                           |                     |                           | <b>26-004</b>         |
| <b>26-002</b>         | Pave & Line Parking lot;Install Guide Rail |                           | \$15,000.00         |                           | <b>Ind Square</b>     |
| <b>Woodland Hills</b> | Closet Doors                               |                           | \$120,000.00        |                           | Phase II              |
|                       |  |                           |                     |                           |                       |
| <b>26-008</b>         | Install Bath lavatories                    |                           | \$70,000.00         |                           |                       |
| <b>Riverview</b>      | commodes, faucets                          |                           |                     |                           |                       |
|                       |  |                           |                     |                           |                       |
| <b>HA WIDE</b>        | Operations                                 |                           | \$85,700.00         |                           | <b>HA WIDE</b>        |
| <b>Operations</b>     |  |                           |                     |                           | <b>Operations</b>     |
|                       |  |                           |                     |                           |                       |
| <b>Management</b>     | Security                                   |                           | \$40,000.00         |                           | <b>Management</b>     |
|                       | Police                                     |                           | \$100,000.00        |                           | Security              |
|                       |  |                           |                     |                           | Police                |
|                       |  |                           |                     |                           |                       |
| <b>Administration</b> | Executive Director                         |                           | \$11,200.00         |                           | <b>Administration</b> |
|                       | Accountant                                 |                           | \$21,500.00         |                           | Executive Director    |
|                       | Modernization Clerk                        |                           | \$37,300.00         |                           | Accountant            |
|                       |  |                           |                     |                           | Modernization Clerk   |
|                       |  |                           |                     |                           |                       |
| <b>Fees</b>           | A&E Fees                                   |                           | \$40,000.00         |                           | <b>Fees</b>           |
| <b>Area Wide</b>      | 12x40 ft Maintenance equipment             |                           | \$20,000.00         |                           |                       |
|                       | storage shed                               |                           |                     |                           |                       |
| <b>Contingency</b>    |  |                           | \$10,800.00         |                           | <b>Contingency</b>    |
|                       |  |                           |                     |                           |                       |
|                       |  |                           | <b>\$700,500.00</b> |                           | <b>TOTAL</b>          |
|                       |  |                           |                     |                           |                       |

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## **AGENCY PLAN ATTACHMENTS**

### **STATEMENT OF 5 YEAR GOALS**

#### **1. FOCUS ON DECONCENTRATION AND MODERNIZATION OF RENTAL UNITS AND RECRUITMENT OF APPLICANTS:**

When ever we consider modernization on our developments we take into consideration the ability to compete on the open market (i.e. heat pumps for both heat & air conditioning, new kitchens & baths also new windows in all developments).

We continue to develop new areas to promote the Housing Authority. We advertise regularly in local publications and at agency fairs.

#### **2. IMPROVE CUSTOMER SERVICE AND EMPLOYEE SERVICES AND SUPPORT SYSTEMS.**

We constantly seek ways to assist the residents and increase our customer service. We have a monthly news letter that contains upcoming information and also names and phone numbers of staff members to contact. At resident meetings we have managers and maintenance representatives attend to answer questions of the resident. We have responded to residents on work orders by handling their calls the same day.

#### **3. PROVIDE OPPORTUNITIES FOR RESIDENTS AND ENFORCE SECURITY PROGRAMS TO PROTECT THE FAMILIES.**

We partner with many service providers, including the local school system for GED training and testing, the local branch campus of Kent State University also conducts meetings to explain to residents what they have available to help them attend KSU.

We provide security guards and at our two family sites we have full time policemen, who patrol the development in a community policing atmosphere.

Our monthly news letter for all residents provide a calendar of events for their social and economic self-sufficiency.

Staff members have attended a homeownership training program to continue to work with Section 8 participants in a homeownership program for CMHA.

#### **4. PROVIDE SERNIOR RESIDENT SERVICES**

Apply for a ROSS GRANT with a purpose of helping residents “age in place” and allow people to maintain there independence.

THE FOLLOWING IS A LIST OF RESIDENT ADVISORY BOARD MEEMBERS WHO ATTENDED:

|                   |                      |
|-------------------|----------------------|
| ETHYL DE GARMO    | - FAWCETT APARTMENTS |
| DOROTHY CAMERON   | - FAWCETT APARTMENTS |
| REBECCA GILL      | - FAWCETT APARTMENTS |
| TERRY SILLIANCE   | - RIVER VIEW TOWERS  |
| DAN CLUTTER       | - RIVER VIEW TOWERS  |
| UREDA COGER       | - RIVER VIEW TOWERS  |
| EVELYN MOORE      | - RIVER VIEW TOWERS  |
| JOYCE SHAMP       | - SHOUB TOWERS       |
| HELEN PUGLIANO    | - SHOUB TOWERS       |
| VIRGINIA REYNOLDS | - SHOUB TOWERS       |
| LAURA ROBERTS     | - SHOUB TOWERS       |
| SHARON GILBERT    | - SHOUB TOWERS       |

RESIDENT AS BOARD MEMBER

Mrs. Patsy Black Allison a resident of Fawcett Apartments was appointed to the Board of Commissioner on November 14, 2000. Mrs. Allison commenced her term on December 18, 2000. Her term will expire on December 10, 2010. Her appointment was made by the mayor of the largest city in the county as set forth in the Ohio Revised Code 3735.27(B). Mrs. Patsy Black Allison died on December 21, 2005, she was replaced by Patricia Ryan, a resident of River View Towers. Ms. Ryan was appointed by the mayor to fill the term left vacant. Her term will expire December 10, 2010.

ORGANIZATIONAL CHART

(sent by mail)

VOLUNTARY CONVERSION INITIAL ASSESSMENT

Enclosed as attachment oh026c01 (signed copy sent by mail)

SECURITY INFORMATION FOR MANAGEMENT IMPROVEMENT

The Columbiana Metropolitan Housing Authority expanded our security forces and added Community Policing to improve the marketability of our family sites, Woodland Hills (LaBelle Terrace) in East Liverpool and Independence Square in Wellsville. This was originally funded by a PEDAP Grant and now through the Capital Fund Program.

The Police Chiefs of both East Liverpool and Wellsville are very encouraged by the reduction in crime at both the family sites. Chief McVay of East Liverpool has stated

many times that the Community Policing has reduced the number of calls from residents of Woodland Hills by as much as 80%. Chief McVay is so impressed by the program that he himself works at Woodland Hills on an as needed bases. He has become one of our best supporters when it comes to telling others of the improvements at this development.

The Columbiana Metropolitan Housing Authority's Resident Survey Scores (RASS) shows that in 2001 the Safety Survey score was 64.6%. Then in 2005 the score has increased to 76.65% and in 2006 it was up again to 79.6%. This is a big increase of 15% in this safety survey. This shows that the residents feel safer in their units and also in the common areas of their development.

We have has such a dramatic reduction of crime in the family developments with the increased police presents and their handling of problems, that it is hard to show a year to year reduction in crime when looking at figures. We do know that if we did not have the additional security and did not have the community policing, we would revert back to what it was like before and the vacancies would increase. A good example was in the early part of 2006, the City of East Liverpool had to lay off several policemen, which included the one assigned to Woodland Hills. Before the Housing Authority and the City could work out a new agreement (The Police Chief came up with the idea of using off duty officers to work 4 hour turns), Woodland Hills was without an officer for about two weeks. During this time the manager and residents observed increased problems and increased traffic at the site. The Housing Authority received many calls and concerns from the residents about the lack of an officer on duty. This only substantiated the fact that management and residents both wanted to continue the community policing.

All this transplants into residents who feel safer and are happier at the family sites. This promotes less turnover and move families interested in applying for housing with CMHA.

### **CRITERIA FOR SUBSTANTIAL DEVIATION AND SUGNIFICANT AMENDMENTS**

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

## Voluntary Conversion of Public Housing Development Analysis Required Initial Assessment

**HOUSING AUTHORITY OF: Columbiana Metropolitan Housing Authority (CMHA)**

**Determination of requirement for initial assessment:**

This assessment must be completed once for each of the authority’s developments, unless the development falls under one of the four following categories:

1. The development has already been determined to be subject to mandatory conversion under 24 CFR part 971;
2. The development is the subject of an application for demolition or disposition that has not been disapproved by HUD\*;
3. The development has been awarded a HOPE VI revitalization grant; or
4. The development is designated for occupancy by the elderly and/or persons with disabilities (i.e., is not a general occupancy development).

*\*This includes developments that have been approved for demolition or disposition and are still occupied.*

Please complete this table for all developments of your PHA to determine if an initial assessment is required.

| DEV. NUMBER | DEVELOPMENT NAME    | * IS THE DEV. SUBJECT TO MANDATORY CONVERSION? | * IS A DEMOLITION APPLICATION PENDING? | * IS THE DEV. DESIGNATED ELDERLY/ DISABLED? | * DEV. HAS HOPE VI APPROVED? | IS DEV. EXEMPT? |
|-------------|---------------------|--|--|---|------------------------------|-----------------|
| OH026-001   | Fawcett Apartments  | No   | No                                     | Yes   | No                           | Yes             |
| OH026-002   | LaBelle Terrace     | No   | No                                     | No  | No                           | No              |
| OH026-003   | Shoub Towers        | No   | No                                     | Yes   | No                           | Yes             |
| OH026-004   | Independence Square | No   | No                                     | No  | No                           | No              |
| OH026-005   | Independence Square | No   | No                                     | No  | No                           | No              |
| OH026-006   | Scattered Sites     | No   | No                                     | No  | No                           | No              |
| OH026-008   | River View Towers   | No   | No                                     | Yes   | No                           | Yes             |
| OH026-010   | Scattered Sites     | No   | No                                     | No  | No                           | No              |
|             |                     |  |  |   |                              |                 |
|             |                     |  |  |   |                              |                 |

**INDIVIDUAL DEVELOPMENT ANALYSIS**  
**Voluntary Conversion of Public Housing Development Analysis**  
**Required Initial Assessment**

**DEVELOPMENT NUMBER OH026-002 (LaBelle Terrace).** *NOTE:* CMHA does not use project based budgeting. Figures shown for the cost of public housing operations (1b below) includes the costs of all CMHA public housing developments divided by the total unit months available.

Complete the questions below as necessary to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

|  |
|--|
| <b><i>Necessary conditions for voluntary conversion from public housing to Section 8 Tenant-based assistance:</i></b>  |
| <p><i>Conversion...</i></p> <ul style="list-style-type: none"> <li>• <i>Will not be more expensive than continuing to operate the development (or portion of it) as conventional public housing;</i></li> <li>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i></li> <li>• <i>Will not adversely affect the availability of affordable housing in the community.</i></li> </ul> |

1. Is the cost of conversion to tenant-based assistance more expensive than continuing to operate the development as a public housing community? Use the most recent financial (year-end) statements for public housing (form HUD 52599) and Section 8 (form HUD 52861 either the 2-85 version or 8-95 version).

- a. Public Housing Line 520, HUD 52599:  
     Total Routine Expenses: (Actual PUM) \$253.53
- b. Section 8 HUD 52681  
     Total Annual Contributions Required \$1,443,781 divided by  
     Number of Unit Months 4808 = Average Unit Cost \$300.28
- c. Is Line **1b** higher than Line **1a**?                      YES   X   NO \_\_\_\_\_

If the answer to **Line 1c** is **yes**, it is more expensive to convert to tenant-based assistance and the development is not appropriate for conversion. You do not have to complete Lines 2 or 3. If the answer to **Line 1c** is **no**, continue to Line 2 below.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community?                      YES \_\_\_\_\_ NO \_\_\_\_\_

*NOTE: The following questions should assist you in making the above decision.*

Would the conversion provide the residents of the development with better housing choices?

Consider the following: (1) supply/availability of affordable, decent, safe and sanitary private rental units in the community; (2) demand for public housing based on waiting lists; (3) inability of existing Section 8 recipients to obtain housing; (4) obsolescence of the

development due to physical condition, operation deficiencies, marketability, or location;  
(5) ability to administer a Section 8 Program considering 100 vouchers as a minimum viable program size; etc.

Comments:

Would the conversion help to de-concentrate low-income families in the community?

Comments:

Could other sources of housing be developed in connection with the conversion of this development that would benefit residents?

Consider the following: (1) selling of severely distressed dwelling units/buildings on prime real estate and rebuilding modern units in more economical areas.

Comments:

If the answer to **Line 2** is **no**, this development is not appropriate for conversion and you do not have to complete Line 3. If the answer to **Line 2** is **yes**, continue to Line 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES\_\_\_\_\_ NO\_\_\_\_\_

Consider the following: (1) what is the impact of losing public housing units when compared to the availability of affordable units in the community (2) supply/availability of affordable, decent, safe and sanitary private rental housing in the community; (3) waiting lists for all affordable housing; (4) vouchers only available on a year-to-year basis with no guarantee of future availability, etc.

Comments:

If the answer to **Line 3** is **no**, this development is appropriate for conversion. If the answer is yes to **Line 3** is **yes**, this development is not appropriate for conversion.

**Based on the above analysis, we have determined that conversion is:**

\_\_\_\_\_ Appropriate because conversion of the development would meet all three of the necessary conditions for voluntary conversion.

\_\_\_X\_\_\_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

\_\_\_\_\_  
Signature of Executive Director

October 1, 2001  
\_\_\_\_\_  
Date

**INDIVIDUAL DEVELOPMENT ANALYSIS**  
**Voluntary Conversion of Public Housing Development Analysis**  
**Required Initial Assessment**

**DEVELOPMENT NUMBER OH026-004 and 005 (Independence Square).** *NOTE:* CMHA does not use project based budgeting. Figures shown for the cost of public housing operations (1b below) includes the costs of all CMHA public housing developments divided by the total unit months available.

Complete the questions below as necessary to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

|  |
|--|
| <b><i>Necessary conditions for voluntary conversion from public housing to Section 8 Tenant-based assistance:</i></b>  |
| <p><i>Conversion...</i></p> <ul style="list-style-type: none"> <li>• <i>Will not be more expensive than continuing to operate the development (or portion of it) as conventional public housing;</i></li> <li>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i></li> <li>• <i>Will not adversely affect the availability of affordable housing in the community.</i></li> </ul> |

1. Is the cost of conversion to tenant-based assistance more expensive than continuing to operate the development as a public housing community? Use the most recent financial (year-end) statements for public housing (form HUD 52599) and Section 8 (form HUD 52861 either the 2-85 version or 8-95 version).

- a. Public Housing Line 520, HUD 52599:  
     Total Routine Expenses: (Actual PUM) \$253.53
- b. Section 8 HUD 52681  
     Total Annual Contributions Required \$1,443,781 divided by  
     Number of Unit Months 4808 = Average Unit Cost \$300.28
- c. Is Line **1b** higher than Line **1a**?                      YES   X   NO \_\_\_\_\_

If the answer to **Line 1c** is **yes**, it is more expensive to convert to tenant-based assistance and the development is not appropriate for conversion. You do not have to complete Lines 2 or 3. If the answer to **Line 1c** is **no**, continue to Line 2 below.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community?                      YES \_\_\_\_\_ NO \_\_\_\_\_

*NOTE: The following questions should assist you in making the above decision.*

Would the conversion provide the residents of the development with better housing choices?

Consider the following: (1) supply/availability of affordable, decent, safe and sanitary private rental units in the community; (2) demand for public housing based on waiting lists; (3) inability of existing Section 8 recipients to obtain housing; (4) obsolescence of the

development due to physical condition, operation deficiencies, marketability, or location;  
(5) ability to administer a Section 8 Program considering 100 vouchers as a minimum viable program size; etc.

Comments:

Would the conversion help to de-concentrate low-income families in the community?

Comments:

Could other sources of housing be developed in connection with the conversion of this development that would benefit residents?

Consider the following: (1) selling of severely distressed dwelling units/buildings on prime real estate and rebuilding modern units in more economical areas.

Comments:

If the answer to **Line 2** is **no**, this development is not appropriate for conversion and you do not have to complete Line 3. If the answer to **Line 2** is **yes**, continue to Line 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES\_\_\_\_\_ NO\_\_\_\_\_

Consider the following: (1) what is the impact of losing public housing units when compared to the availability of affordable units in the community (2) supply/availability of affordable, decent, safe and sanitary private rental housing in the community; (3) waiting lists for all affordable housing; (4) vouchers only available on a year-to-year basis with no guarantee of future availability, etc.

Comments:

If the answer to **Line 3** is **no**, this development is appropriate for conversion. If the answer is yes to **Line 3** is **yes**, this development is not appropriate for conversion.

**Based on the above analysis, we have determined that conversion is:**

\_\_\_\_\_ Appropriate because conversion of the development would meet all three of the necessary conditions for voluntary conversion.

\_\_\_X\_\_\_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

\_\_\_\_\_  
Signature of Executive Director

October 1, 2001  
\_\_\_\_\_  
Date

**INDIVIDUAL DEVELOPMENT ANALYSIS**  
**Voluntary Conversion of Public Housing Development Analysis**  
**Required Initial Assessment**

**DEVELOPMENT NUMBER OH026-006 and 010 (Scattered Site Properties).** *NOTE:* CMHA does not use project based budgeting. Figures shown for the cost of public housing operations (1b below) includes the costs of all CMHA public housing developments divided by the total unit months available.

Complete the questions below as necessary to determine if Conversion of Public Housing to Tenant-Based Assistance, may be appropriate:

|  |
|--|
| <b><i>Necessary conditions for voluntary conversion from public housing to Section 8 Tenant-based assistance:</i></b>  |
| <p><i>Conversion...</i></p> <ul style="list-style-type: none"> <li>• <i>Will not be more expensive than continuing to operate the development (or portion of it) as conventional public housing;</i></li> <li>• <i>Will principally benefit the residents of the public housing development to be converted and the community; and</i></li> <li>• <i>Will not adversely affect the availability of affordable housing in the community.</i></li> </ul> |

1. Is the cost of conversion to tenant-based assistance more expensive than continuing to operate the development as a public housing community? Use the most recent financial (year-end) statements for public housing (form HUD 52599) and Section 8 (form HUD 52861 either the 2-85 version or 8-95 version).

- a. Public Housing Line 520, HUD 52599:  
     Total Routine Expenses: (Actual PUM) \$253.53
- b. Section 8 HUD 52681  
     Total Annual Contributions Required \$1,443,781 divided by  
     Number of Unit Months 4808 = Average Unit Cost \$300.28
- c. Is Line **1b** higher than Line **1a**?                      YES   X   NO

If the answer to **Line 1c** is **yes**, it is more expensive to convert to tenant-based assistance and the development is not appropriate for conversion. You do not have to complete Lines 2 or 3. If the answer to **Line 1c** is **no**, continue to Line 2 below.

2. Would the conversion of this public housing development principally benefit the residents of this development and the community?                      YES             NO       

*NOTE: The following questions should assist you in making the above decision.*

Would the conversion provide the residents of the development with better housing choices?

Consider the following: (1) supply/availability of affordable, decent, safe and sanitary private rental units in the community; (2) demand for public housing based on waiting lists; (3) inability of existing Section 8 recipients to obtain housing; (4) obsolescence of the

development due to physical condition, operation deficiencies, marketability, or location;  
(5) ability to administer a Section 8 Program considering 100 vouchers as a minimum viable program size; etc.

Comments:

Would the conversion help to de-concentrate low-income families in the community?

Comments:

Could other sources of housing be developed in connection with the conversion of this development that would benefit residents?

Consider the following: (1) selling of severely distressed dwelling units/buildings on prime real estate and rebuilding modern units in more economical areas.

Comments:

If the answer to **Line 2** is **no**, this development is not appropriate for conversion and you do not have to complete Line 3. If the answer to **Line 2** is **yes**, continue to Line 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES\_\_\_\_\_ NO\_\_\_\_\_

Consider the following: (1) what is the impact of losing public housing units when compared to the availability of affordable units in the community (2) supply/availability of affordable, decent, safe and sanitary private rental housing in the community; (3) waiting lists for all affordable housing; (4) vouchers only available on a year-to-year basis with no guarantee of future availability, etc.

Comments:

If the answer to **Line 3** is **no**, this development is appropriate for conversion. If the answer is yes to **Line 3** is **yes**, this development is not appropriate for conversion.

**Based on the above analysis, we have determined that conversion is:**

\_\_\_\_\_ Appropriate because conversion of the development would meet all three of the necessary conditions for voluntary conversion.

\_\_\_X\_\_\_ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

\_\_\_\_\_  
Signature of Executive Director

October 1, 2001  
\_\_\_\_\_  
Date