

PHA Plans

Streamlined Annual Version

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

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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.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: COLUMBUS 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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Columbus Housing Authority

PHA Number: IN058

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered :

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units: 157

Number of S8 units:

Number of public housing units:

Number of S8 units:654

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: Deborah Holt

Phone: 812-378-0005

TDD:

Email (if available): deborah@columbushome.net

Public Access to Information

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

X 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. X Yes No.

If yes, select all that apply:

X 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)

X Main business office of the PHA PHA development management offices

Other (list below)

Streamlined Annual PHA Plan Fiscal Year 2007

[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

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A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 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
- 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-LLL a, *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. N/A

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

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. N/A

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. N/A

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

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? 5 families per 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:

Family Self-Sufficiency participation.
Minimum earned income of \$22,000 per yr. (not Disabled or elderly fams)
Be a tenant for 1 full year in good standing

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

Contact w/tenants in FSS and individual counseling

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

Currently have closed on 5 homes in the program.

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

- 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): Housing Partnerships, Inc.-26 years
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes X 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: (provide name here)

City of Columbus, Indiana and 5-mile radius.

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

- The PHA has based its statement of needs of families 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)

1. Expand and preserve affordable housing opportunities as financially possible.
2. Enhance homeownership opportunities.
3. Promote livable communities and community re-development.

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certification 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. X 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. X 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. X 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-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		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 X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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 __15__ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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). 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) (list individually; use as many lines as necessary)	(specify as needed)
N/A	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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$107,151.00	\$107,151.00	\$107,151.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 37,000.00	\$ 37,000.00	\$ 37,000.00
10	1460 Dwelling Structures		\$ 87,284.00	\$ 87,284.00	\$ 87,284.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$231,435.00	\$231,435.00	\$231,435.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program Grant No: IN36P05850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	14 06			\$107,151	\$107,151.00	\$107,151.00	Complete
002 - Heritage Woods	Concrete Work	14 50			\$ 15,000	\$ 15,000.00	\$ 15,000.00	Complete
003 - Pence Place	Concrete Work	14 50			\$ 10,000	\$ 10,000.00	\$ 10,000.00	Complete
004 - Scattered Site	Concrete Work	14 50			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
007 - Scattered Site	Concrete Work	14 50			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
001 - Sycamore Place	Roofing	14 60			\$ 12,000	\$ 12,000.00	\$ 12,000.00	Complete
001 - Sycamore Place	Flooring	14 60			\$ 3,000	\$ 3,000.00	\$ 3,000.00	Complete
002 - Heritage Woods	Doors	14 60			\$ 7,000	\$ 7,000.00	\$ 7,000.00	Complete
002 - Heritage Woods	A/C Units	14 60			\$ 2,800	\$ 2,800.00	\$ 2,800.00	Complete
002 - Heritage Woods	Furnaces	14 60			\$ 10,000	\$ 10,000.00	\$ 10,000.00	Complete
002 - Heritage Woods	Flooring	14 60			\$ 13,600	\$ 13,600.00	\$ 13,600.00	Complete
003 - Pence Place	Flooring	14 60			\$ 13,200	\$ 13,200.00	\$ 13,200.00	Complete
003 - Pence Place	Heat Pumps	14 60			\$ 1,800	\$ 1,800.00	\$ 1,800.00	Complete
004 - Scattered Site	Roofing	14 60			\$ 8,000	\$ 8,000.00	\$ 8,000.00	Complete
004 - Scattered Site	Windows	14 60			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
004 - Scattered Site	Doors	14 60			\$ 1,942	\$ 1,942.00	\$ 1,942.00	Complete
007 - Scattered Site	Windows	14 60			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
007 - Scattered Site	Doors	14 60			\$ 1,942	\$ 1,942.00	\$ 1,942.00	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program No: IN36P05850103 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		12/2003	12/2003		12/2003	12/2003	
002-1450		09/2005	09/2005		09/2005	06/2006	
003-1450		09/2005	09/2005		09/2005	09/2005	
004-1450		09/2005	09/2005		09/2005	09/2005	
007-1450		09/2005	09/2005		09/2005	09/2005	
001-1460		09/2005	09/2005		12/2005	06/2006	
002-1460		09/2005	09/2005		12/2005	12/2005	
003-1460		09/2005	09/2005		09/2005	09/2005	
004-1460		09/2005	09/2005		09/2005	06/2006	
007-1460		09/2005	09/2005		12/2005	12/2005	

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds		\$130,000.00	\$130,000.00	\$130,000.00
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 10,000.00	\$ 9,601.00	\$ 9,601.00
10	1460 Dwelling Structures		\$118,528.00	\$106,988.13	\$106,988.13
11	1465.1 Dwelling Equipment—Nonexpendable		\$ 9,500.00	\$ 6,712.00	\$ 6,712.00
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$268,028.00	\$253,301.13	\$253,301.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program Grant No: IN36P05850104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Operations	14 06	1		\$130,000	\$130,000.00	\$130,000.00	Complete	
004 Scattered Site	Concrete Work	14 50	2		\$5,000	\$ 4,601.00	\$ 4,601.00	Open	
007 Scattered Site	Concrete Work	14 50	2		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
001 Sycamore Place	A/C Units	14 60	4		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
001 Sycamore Place	Flooring	14 60	5		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
002 Heritage Woods	Furnaces	14 60	3		\$6,000	\$ 6,000.00	\$ 6,000.00	Complete	
002 Heritage Woods	Flooring	14 60	9		\$16,000	\$ 16,000.00	\$ 16,000.00	Complete	
002 Heritage Woods	A/C Units	14 60	5		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
003 Pence Place	Flooring	14 60	10		\$20,000	\$ 12,150.13	\$ 12,150.13	Open	
003 Pence Place	Heat Pumps	14 60	5		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
003 Pence Place	Roofing	14 60	2		\$4,000	\$ 3,860.00	\$ 3,860.00	Open	
004 Scattered Site	Roofing	14 60	2		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
004 Scattered Site	Windows	14 60	4		\$6,400	\$ 6,400.00	\$ 6,400.00	Complete	
004 Scattered Site	Doors	14 60	10		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
004 Scattered Site	Bath & Kitchen Remodel	14 60	3		\$8,864	\$ 8,864.00	\$ 8,864.00	Complete	
007 Scattered Site	Roofing	14 60	2		\$5,000	\$ 1,450.00	\$ 1,450.00	Open	
007 Scattered Site	Windows	14 60	4		\$6,400	\$ 6,400.00	\$ 6,400.00	Complete	
007 Scattered Site	Doors	14 60	10		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
007 Scattered Site	Bath & Kitchen Remodel	14 60	3		\$8,864	\$ 8,864.00	\$ 8,864.00	Complete	
001 Sycamore Place	Refrigerators	14 65	4		\$2,000	\$ 2,000.00	\$ 2,000.00	Complete	
002 Heritage Woods	Refrigerators	14 65	5		\$2,500	\$ 2,500.00	\$ 2,500.00	Complete	
003 Pence Place	Refrigerators	14 65	10		\$5,000	\$ 2,212.00	\$ 2,212.00	Open	
	TOTALS				\$268,028	\$253,301.03	\$253,301.03		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program No: IN36P05850104 Replacement Housing Factor No:				Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		10/2004	10/2004		10/2004	10/2004	
004-1450		06/2006			06/2006		
007-1450		08/2006	08/2005		08/2006	08/2005	
001-1460		12/2006	12/2006		12/2006	12/2006	
002-1460		12/2006	12/2006		12/2006	12/2006	
003-1460		06/2007			06/2007		
004-1460		11/2006	11/2006		11/2006	11/2006	
007-1460		06/2007			06/2007		
001-1465		08/2006	08/2006		08/2006	08/2006	
002-1465		10/2006	10/2006		10/2006	10/2006	
003-1465		06/2007			06/2007		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$144,059.00	\$144,059.00	\$144,059.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 33,000.00	\$ 31,240.85	\$ 31,240.85
10	1460 Dwelling Structures		\$ 79,000.00	\$ 0.00	\$ 0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$242,000.00	\$175,299.85	\$175,299.85
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program No: IN36P05850105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		10/2005	10/2005		10/2005	10/2005	
001-1450		09/2007			09/2007		
002-1450		06/2006	06/2006		06/2006	06/2006	
002-1460		09/2007			09/2007		
003-1460		09/2007			09/2007		
003-1460		09/2007			09/2007		

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<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: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$144,059.00	\$144,059.00	\$144,059.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		\$ 82,444.00	\$ 10,039.57	\$ 10,039.57
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$226,503.00	\$154,098.57	\$154,098.57
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Columbus IN058			Grant Type and Number Capital Fund Program No: IN36P05850106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		09/2006	09/2006		09/2006	09/2006	
001-1460		03/2008			03/2008		
002-1460		03/2008			03/2008		
003-1460		03/2008			03/2008		
003-1460		03-2008			03/2008		
004-1460		03/2008			03/2008		
007-1460		03/2008			03/2008		

8. Capital Fund Program Five-Year Action Plan

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

PHA Name: Housing Authority of the City of Columbus IN058	Grant Type and Number Capital Fund Program Grant No: IN36P05850103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2006 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$107,151.00	\$107,151.00	\$107,151.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 37,000.00	\$ 37,000.00	\$ 37,000.00
10	1460 Dwelling Structures		\$ 87,284.00	\$ 87,284.00	\$ 87,284.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$231,435.00	\$231,435.00	\$231,435.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	14 06			\$107,151	\$107,151.00	\$107,151.00	Complete
002 - Heritage Woods	Concrete Work	14 50			\$ 15,000	\$ 15,000.00	\$ 15,000.00	Complete
003 - Pence Place	Concrete Work	14 50			\$ 10,000	\$ 10,000.00	\$ 10,000.00	Complete
004 - Scattered Site	Concrete Work	14 50			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
007 - Scattered Site	Concrete Work	14 50			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
001 - Sycamore Place	Roofing	14 60			\$ 12,000	\$ 12,000.00	\$ 12,000.00	Complete
001 - Sycamore Place	Flooring	14 60			\$ 3,000	\$ 3,000.00	\$ 3,000.00	Complete
002 - Heritage Woods	Doors	14 60			\$ 7,000	\$ 7,000.00	\$ 7,000.00	Complete
002 - Heritage Woods	A/C Units	14 60			\$ 2,800	\$ 2,800.00	\$ 2,800.00	Complete
002 - Heritage Woods	Furnaces	14 60			\$ 10,000	\$ 10,000.00	\$ 10,000.00	Complete
002 - Heritage Woods	Flooring	14 60			\$ 13,600	\$ 13,600.00	\$ 13,600.00	Complete
003 - Pence Place	Flooring	14 60			\$ 13,200	\$ 13,200.00	\$ 13,200.00	Complete
003 - Pence Place	Heat Pumps	14 60			\$ 1,800	\$ 1,800.00	\$ 1,800.00	Complete
004 - Scattered Site	Roofing	14 60			\$ 8,000	\$ 8,000.00	\$ 8,000.00	Complete
004 - Scattered Site	Windows	14 60			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
004 - Scattered Site	Doors	14 60			\$ 1,942	\$ 1,942.00	\$ 1,942.00	Complete
007 - Scattered Site	Windows	14 60			\$ 6,000	\$ 6,000.00	\$ 6,000.00	Complete
007 - Scattered Site	Doors	14 60			\$ 1,942	\$ 1,942.00	\$ 1,942.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program No: IN36P05850103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		12/2003	12/2003		12/2003	12/2003	
002-1450		09/2005	09/2005		09/2005	06/2006	
003-1450		09/2005	09/2005		09/2005	09/2005	
004-1450		09/2005	09/2005		09/2005	09/2005	
007-1450		09/2005	09/2005		09/2005	09/2005	
001-1460		09/2005	09/2005		12/2005	06/2006	
002-1460		09/2005	09/2005		12/2005	12/2005	
003-1460		09/2005	09/2005		09/2005	09/2005	
004-1460		09/2005	09/2005		09/2005	06/2006	
007-1460		09/2005	09/2005		12/2005	12/2005	

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

PHA Name: Housing Authority of the City of Columbus IN058	Grant Type and Number Capital Fund Program Grant No: IN36P05850104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2006 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds		\$130,000.00	\$130,000.00	\$130,000.00
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 10,000.00	\$ 9,601.00	\$ 9,601.00
10	1460 Dwelling Structures		\$118,528.00	\$106,988.13	\$106,988.13
11	1465.1 Dwelling Equipment—Nonexpendable		\$ 9,500.00	\$ 6,712.00	\$ 6,712.00
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$268,028.00	\$253,301.13	\$253,301.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program Grant No: IN36P05850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Operations	14 06	1		\$130,000	\$130,000.00	\$130,000.00	Complete	
004 Scattered Site	Concrete Work	14 50	2		\$5,000	\$ 4,601.00	\$ 4,601.00	Open	
007 Scattered Site	Concrete Work	14 50	2		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
001 Sycamore Place	A/C Units	14 60	4		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
001 Sycamore Place	Flooring	14 60	5		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
002 Heritage Woods	Furnaces	14 60	3		\$6,000	\$ 6,000.00	\$ 6,000.00	Complete	
002 Heritage Woods	Flooring	14 60	9		\$16,000	\$ 16,000.00	\$ 16,000.00	Complete	
002 Heritage Woods	A/C Units	14 60	5		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
003 Pence Place	Flooring	14 60	10		\$20,000	\$ 12,150.13	\$ 12,150.13	Open	
003 Pence Place	Heat Pumps	14 60	5		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
003 Pence Place	Roofing	14 60	2		\$4,000	\$ 3,860.00	\$ 3,860.00	Open	
004 Scattered Site	Roofing	14 60	2		\$5,000	\$ 5,000.00	\$ 5,000.00	Complete	
004 Scattered Site	Windows	14 60	4		\$6,400	\$ 6,400.00	\$ 6,400.00	Complete	
004 Scattered Site	Doors	14 60	10		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
004 Scattered Site	Bath & Kitchen Remodel	14 60	3		\$8,864	\$ 8,864.00	\$ 8,864.00	Complete	
007 Scattered Site	Roofing	14 60	2		\$5,000	\$ 1,450.00	\$ 1,450.00	Open	
007 Scattered Site	Windows	14 60	4		\$6,400	\$ 6,400.00	\$ 6,400.00	Complete	
007 Scattered Site	Doors	14 60	10		\$3,000	\$ 3,000.00	\$ 3,000.00	Complete	
007 Scattered Site	Bath & Kitchen Remodel	14 60	3		\$8,864	\$ 8,864.00	\$ 8,864.00	Complete	
001 Sycamore Place	Refrigerators	14 65	4		\$2,000	\$ 2,000.00	\$ 2,000.00	Complete	
002 Heritage Woods	Refrigerators	14 65	5		\$2,500	\$ 2,500.00	\$ 2,500.00	Complete	
003 Pence Place	Refrigerators	14 65	10		\$5,000	\$ 2,212.00	\$ 2,212.00	Open	
	TOTALS				\$268,028	\$253,301.03	\$253,301.03		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program No: IN36P05850104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		10/2004	10/2004		10/2004	10/2004	
004-1450		06/2006			06/2006		
007-1450		08/2006	08/2005		08/2006	08/2005	
001-1460		12/2006	12/2006		12/2006	12/2006	
002-1460		12/2006	12/2006		12/2006	12/2006	
003-1460		06/2007			06/2007		
004-1460		11/2006	11/2006		11/2006	11/2006	
007-1460		06/2007			06/2007		
001-1465		08/2006	08/2006		08/2006	08/2006	
002-1465		10/2006	10/2006		10/2006	10/2006	
003-1465		06/2007			06/2007		

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

PHA Name: Housing Authority of the City of Columbus IN058	Grant Type and Number Capital Fund Program Grant No: IN36P05850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2006 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$144,059.00	\$144,059.00	\$144,059.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$ 33,000.00	\$ 31,240.85	\$ 31,240.85
10	1460 Dwelling Structures		\$ 79,000.00	\$ 0.00	\$ 0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$242,000.00	\$175,299.85	\$175,299.85
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program No: IN36P05850105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		10/2005	10/2005		10/2005	10/2005	
001-1450		09/2007			09/2007		
002-1450		06/2006	06/2006		06/2006	06/2006	
002-1460		09/2007			09/2007		
003-1460		09/2007			09/2007		
003-1460		09/2007			09/2007		

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

PHA Name: Housing Authority of the City of Columbus IN058	Grant Type and Number Capital Fund Program Grant No: IN36P05850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2006 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$144,059.00	\$144,059.00	\$144,059.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		\$ 82,444.00	\$ 10,039.57	\$ 10,039.57
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		\$226,503.00	\$154,098.57	\$154,098.57
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Columbus IN058		Grant Type and Number Capital Fund Program No: IN36P05850106 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide		09/2006	09/2006		09/2006	09/2006	
001-1460		03/2008			03/2008		
002-1460		03/2008			03/2008		
003-1460		03/2008			03/2008		
003-1460		03-2008			03/2008		
004-1460		03/2008			03/2008		
007-1460		03/2008			03/2008		

The Housing Authority of the City of Columbus

Administrative Grievance Policy and Procedure

Adopted June 1, 1990
Last Revised January 18, 2007

I. PURPOSE AND APPLICABILITY

- A. The following grievance procedure has been adopted to provide a procedure for tenants to seek the just, effective and efficient settlement of grievances against the Columbus Housing Authority, herein called CHA.
- B. This procedure is applicable to all individual grievances, as defined below in paragraph II, between the tenants residing in any public housing project owned by the CHA and to determine whether a CHA action is in accordance with the tenant's lease, applicable law, HUD regulation or CHA rule. The procedure is not applicable to tenant disputes that do not involve CHA or to general policy issues or class disputes.
- C. There are two (2) levels of grievances for each housing program: For S8 HCV there is the *informal review* with a Section 8 case manager or Supervisor, and the *informal hearing* with the Executive Director or his/her designee; for Public Housing there is the *informal conference* with the Public Housing Manager, the Executive Director or his/her designee and the *formal hearing* with an impartial hearing officer.

II. DEFINITIONS

The following definitions are applicable to this grievance policy and procedure.

- A. **Adverse Action-** 'Adverse action' shall mean any of the following proposed decisions concerning an individual tenant:
 - 1.) A proposed decision to terminate the tenancy or to evict the occupants from the dwelling unit;
 - 2.) A proposed decision to require the tenant to move to another unit;
 - 3.) A proposed decision determining the amount of the tenant rent payable by the tenant or the amount of the utility reimbursement payable by the CHA to the utility company, or the amount the tenant owes for rent or other charges;

- 4.) The CHA's failure to conduct, or tenant's non-compliance with, a re-examination of the tenant's family income or composition at least annually or after receiving information about a change in the tenant's family income or composition;
- 5.) A proposed decision to take other specific, concrete and affirmative individualized action against the tenant's interests;
- 6.) The CHA's failure to provide services necessary to keep the tenant's dwelling unit in decent, safe and sanitary condition;

- B. Authority-**'Authority' shall mean the Columbus Housing Authority.
- C. Complainant-**'Complainant' shall mean any tenant or landlord who submits a grievance to the CHA in accordance with the procedures provided herein.
- D. Grievance-**'Grievance' shall mean the complaint filed by a tenant who disputes an adverse action taken by the CHA against him/her .
- E. Hearing Officer-**'Hearing Officer' shall mean the Executive Director, program manager or his/her designee appointed to hear grievances and render a decision in the grievance.
- F. Tenant-**'Tenant' shall mean the person who executes the lease or HCV contract with the CHA.
- G. Informal Review-Section 8 HCV-**'Informal review shall mean an informal meeting between *Section 8 applicants* and the Executive Director or his/her designee with whom parties discuss eligibility questions or disputes.
- H. Informal Hearing-Section 8 HCV** 'Informal Hearing' shall mean a non-judicial meeting with the tenant or landlord and the Executive Director or his/her designee in which the parties discuss the problems/violations and resolution in attempt to avoid termination of the Section 8 HCV assistance.
- I. Informal Conference-Public Housing** 'Informal Conference' shall mean a non-judicial meeting with the tenant and either the public housing manager or the Executive Director or his/her designee in which the parties discuss the problems/violations and attempt to come to a resolution and avoid eviction. This is a first step in the grievance procedure for *Public Housing tenants*.
- J. Formal Hearing-Public Housing-**'Formal Hearing' shall mean a non-judicial but formal grievance hearing with an *impartial hearing officer*. The hearing may or may not involve legal representation on both sides and it requires specific protocol and documentation (specified in section VI of this document).

III. PUBLIC HOUSING

A. Applicants

1. Notification of Ineligibility Status

If as a result of the interview and/or verification of the housing application, the applicant is determined ineligible, the applicant will be sent a letter with the reasons for the determination.

The letter must state:

- reasons why the applicant is ineligible.
- family's right to request an informal review.

Letters should be:

- Carefully worded to avoid unnecessary questioning of every CHA decision.
- Clearly stated so the family knows which decisions they have a right to appeal and those they do not.

* The applicant may request a review of his/her application either by verbally requesting or submitting the request in writing to CHA within 10 days of the decision.

*All reviews must be conducted by a CHA designated person, who must be someone other than the one who made the decision or their subordinates.

*Applicants may present oral or written objections to the decision

*After the review is completed, the CHA must notify the applicant in writing within 10 days of the hearing with reasons for its determination.

2. Informal Reviews (CFR 982.554)

An applicant who has been denied assistance or determined to be ineligible to participate in the Public Housing program may ask the Executive Director or his/her designee to review the decision. The purpose of this review is to make a final decision on the eligibility of an individual to receive housing assistance. If any individual does not submit in writing a request for an informal review within ten (10) days of notification of in-eligibility, *the determination is final*. The applicant's written request is not subject to any formal format, but is to be directed to the Executive Director or his/her designee and must include a Statement to explain why the decision is unfair and what relief is sought by the family.

Any applicant who disagrees or doesn't understand their denial for housing may meet with the Executive Director or a Program Supervisor even if they have not written a request for the informal hearing. The Executive Director will explain policy and reasons for their denial.

B. Tenants

1 Notice of Adverse Action

- a. CHA shall notify a tenant in writing of a proposed adverse action and the reasons for it. The notice shall also state that the tenant may request a hearing under these procedures. It will explain how to make a request and the deadline in which to submit the request. Notice shall be given to the tenant in all cases before the adverse action is taken so that the tenant has an opportunity to request a hearing.
- b. Where termination of tenancy/eviction is proposed, the tenant shall receive fifteen (15) days notice before termination of the lease in the case of non-payment of rent or damages; no less than three (3), nor more than fifteen (15) days notice before termination of the lease when the health or safety of other residents or CHA employees is threatened; fifteen (15) days notice of termination of lease in the case of willful misrepresentation of family size, income expenses, employment, or receipt of public assistance; and in all other cases, thirty (30) days notice of termination of the lease.
- c. Regarding the tenant's disagreement with CHA's calculations of rent, the grievance meeting will be an informal conference with the Public Housing Manager. CHA shall notify the tenant of the change and of the tenant's right to grieve if the tenant disagrees with the calculation. The notice shall also explain how to grieve the decision and the deadline in which the grievance must be submitted. The tenant must contact the Public Housing Manager and request an informal conference. If the tenant misses the deadline to request a change, the PHA shall implement the rent change without further notice. The tenant loses the right to a grievance if he/she fails to make a timely request for a change in rent.
- d. CHA may excuse a tenant's failure to meet the deadline for requesting a grievance hearing only if the tenant demonstrates to the satisfaction of CHA that he/she was continuously absent from the dwelling unit, or was disabled by illness from the time the notice was received until after the deadline, or that the CHA did not comply with these rules regarding notice.

- e. CHA shall deliver a notice of adverse action to the tenant in person, or to any adult answering the door in the dwelling unit, or by first class mail, postage prepaid, addressed to the tenant at the dwelling unit. If the notice is mailed, it shall be deemed “given” as of three (3) days after the date posted.

2. Hearing Prerequisites

- a. The tenant shall make any request to have a grievance heard by delivering or mailing a request in writing to the Executive Director, (except in the case of rental discrepancies which should be addressed to the public housing manager as stated in III-C). Whether the tenant’s request is mailed or hand-delivered, it must be received by the CHA on or before the applicable deadline stated in the notice of adverse action. The request shall identify the adverse action complained of and the relief the tenant seeks. The tenant shall sign it.
- b. The tenant is not entitled to an informal conference respecting the amount of rent payable or owed by the tenant *unless he/she has paid the full amount of the pre-increase rent* determined by the CHA, and continues to make such payments promptly until the completion of the informal conference. The conference may be discontinued if the tenant fails to make such payments when due. However, the tenant is not obligated to pay in advance any other charges that are the subject of a grievance as a condition of the informal conference.
- c. The tenant shall not be required to pay any fees or costs with respect to the informal conference or grievance hearing.
- d. A tenant who chooses not to seek a grievance under these rules regarding any adverse action does not waive any rights he/she may have to a trial on the issue.
- e. Upon receipt of a request for a hearing the CHA shall notify the complainant within 5 days of a time, place and date for the hearing. The CHA may also propose an informal conference with the Complainant in advance of the hearing to seek an informal resolution for the grievance.

3. Informal Conference

- a. Any grievance shall be personally presented, either orally or in writing, to the CHA office or to the Public Housing Manager so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within a reasonable

time and one copy shall be given to the tenant and one retained in the CHA's tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a hearing under this procedure may be obtained if the complainant is not satisfied.

4. Formal Hearing Procedures

- a. This is a formal procedure with an impartial hearing officer. There are specific important guidelines for this procedure that must be followed.
- b. The hearing shall be held before an *impartial hearing officer* who shall be agreed upon by the CHA and the tenant. The hearing officer may be an employee of the CHA if he/she is not the person who made or approved the decision to take the proposed adverse action, and is not the subordinate of any such person.
- c. Another person may represent the Complainant at the hearing. This is at the tenant's expense.
- d. At least twenty-four (24) hours before the hearing the tenant, upon request, shall be given the opportunity to examine and copy any relevant non-privileged documents which the CHA has in its possession or under its control. If the CHA fails to produce any such documents, it may not use them at the hearing to support the adverse action.
- e. The hearing shall be private. However, witnesses for the Complainant and the CHA may be present unless the hearing officer, in his/her discretion, excludes them.
- f. The hearing officer frequently requests the hearing be audio taped so s/he may review testimony prior to deciding the grievance. The complainant will be asked if they mind the taping of the proceedings. The complainant may request a copy of the transcript after it is returned to CHA. At the hearing, the Complainant shall first have the opportunity to present evidence, which may include oral testimony, written statements and documents, and oral argument in support of the proposed adverse action that is challenged by the tenant. The Complainant shall have the initial burden of showing entitlement to relief. Thereafter, the burden shall shift to the CHA to justify the proposed adverse action.

- (1) Each party shall have the right to question any witness for the other party.
 - (2) The hearing officer may consider any evidence pertinent to the facts and issues raised by the grievance without regard to the formal rules of evidence applicable in judicial proceedings. The hearing officer shall weigh the evidence appropriately, with due regard for its probative character and reliability.
 - (3) All oral testimony shall be given under oath.
- g. The hearing officer shall require the CHA, the Complainant, and their counsel and witnesses to conduct themselves in an orderly fashion. Failure to comply with the reasonable directions of the hearing officer to obtain order may result in expulsion from the proceeding.
- h. If the Complainant or the CHA fail to appear at a scheduled hearing, having received proper notice in accordance with these rules, the hearing officer may postpone the hearing for up to five (5) business days, or may make a determination that the absent party has waived his/her right to a hearing. Both the Complainant and the CHA shall be promptly advised in writing by the hearing officer of his/her decision to postpone the hearing or his/her determination that the absent party has waived a hearing. In the event the hearing officer determines that the hearing is waived, the decision on the grievance shall be in favor of the non-absent party. However, such a determination against the Complainant shall not constitute a waiver of the Complainant's right, if any, thereafter to contest the adverse action in an appropriate judicial hearing.

5. Decision of the Hearing Officer

- a. The hearing officer shall issue a written decision that states the basic reasons for the decision (applicable to Federal regulations and guidelines). All findings of fact shall be based upon evidence presented at the hearing. A copy of the decision shall be sent to the Complainant and the CHA. A copy of the decision shall also be maintained on file by the CHA and shall be available to any other Complainant, his/her representative, or a hearing officer.
- b. The decision of the hearing officer shall be binding on the CHA unless it exceeds the scope of his/her authority in that it purports to resolve matters outside the grievance, or if it is contrary to HUD regulations or requirements, or it is otherwise contrary to Federal, State, or local law. If the CHA determines that *it is not bound* by the decision, it shall promptly notify the tenant in writing of the determination and the reasons therefore.

- c. A decision by the hearing officer in favor of the CHA or denying the relief sought by the Complainant in whole or in part shall not constitute a waiver of any rights the Complainant may have to judicial proceedings available under state law with respect to the action challenged.

IV. SECTION 8 Housing Choice Voucher Program

A. Applicants

1. Notification of Ineligibility Status

If, as a result of the interview and/or verification of the housing application, the applicant is determined ineligible, the applicant must be informed of the reasons for the determination.

The notice must state:

- *The reasons why the applicant is ineligible
- *The family's right to request an informal review.

Notices should be:

- *Carefully worded to avoid unnecessary questioning of every CHA decision.
- *Clearly stated so that the family knows which decisions they have a right to appeal and those they do not.

The applicant may request a review of his/her application either by verbally requesting or submitting the request in writing to CHA within 10 days of the decision. All reviews must be conducted by a CHA designated person, who must be someone other than the one who made the decision or their subordinates. Applicants may present oral or written objections to the decision to deny.

After the review is completed, the CHA must notify the applicant in writing of the final decision within 10 days of the hearing and state the reasons for its determination.

2. Informal Reviews (CFR 982.554)

An applicant who has been denied assistance or determined ineligible to participate in the Section 8 HCV program may ask the Executive Director or his/her designee to review the decision. The purpose of this review is to make a final decision on the eligibility of an individual to receive housing assistance. If any individual does not submit in writing a request for an informal review within ten (10) days of notification of in-eligibility, *the determination is*

final. The applicant's written request is not subject to any formal format, but is to be directed to the Executive Director or his/her designee and must include a statement to explain why the decision is unfair and relief sought by the family. Any applicant who disagrees or doesn't understand their denial for housing may meet with the Executive Director even if they have not written a request for the informal hearing. The Executive Director will explain policy and reasons for their denial.

B. Tenants

1. Informal Hearing (CRF 982.555)

The PHA must provide Section 8 HCV tenants with the opportunity for an informal hearing to consider whether certain CHA decisions are in accordance with the law, HUD regulations, and CHA policies regarding:

- plans to terminate assistance
- reduced housing assistance payments
- refusal to renew a Voucher

In addition:

The Executive Director or his/her designee will act as Hearing Officer. The tenant shall make any request for a hearing by delivering or mailing a request in writing to the Executive Director. The request must be received by the CHA on or before the applicable deadline stated in the notice of adverse action. The request shall identify their disagreement of the adverse action and the relief sought. The tenant shall sign it.

This is a non-judicial hearing, so no formal procedure needs to be followed. The tenant may retain legal counsel or other representative at their own expense. The tenant may be accompanied by an advocate, family, friend or social service person if desired.

Either the family, or its counsel/representative, must be given an opportunity to examine evidence and question any adverse witness/witnesses. The tenant, or its counsel/representative, must also be given an opportunity to present testimony and evidence in its favor. The decision of the hearing officer must be in writing, must be based solely on evidence provided at the hearing, and must state the legal and evidentiary grounds for the decision.

2. Hearing Proceedings

Section 8 Housing Choice Voucher tenants may request an informal hearing on a CHA decision as outlined in the following guidelines:

Timing:

If a hearing is requested, the hearing will be held within fifteen (15) working days following the receipt of the tenant's request. The tenant shall be notified of the time, date, and place of the hearing by mail with five (5) working days notice. If the tenant has a good reason for not being able to attend the hearing, the tenant must notify the Executive Director or his/her designee before the date set and a new time will be set.

Conduct of an Informal Hearing:

The Executive Director or his/her designee will act as Hearing Officer and conduct the hearing. The Hearing Officer shall not have previously participated in the proposed adverse action. If a conflict of interest is clear, the Executive Director shall appoint another individual to conduct the informal hearing. This is a non-judicial hearing, so no formal procedure needs to be followed. However, it shall be the responsibility of the Hearing Officer to insure that adequate information is brought and that the order of the hearing goes accordingly. The Hearing Officer will always identify the session (parties present, date, time, and place) and read the determination which prompted the hearing.

Decision:

The final decision will be made by the Hearing Officer and shall be a final determination on the tenant's assistance. The decision shall rest solely on the evidence brought forth at the hearing. The Hearing Officer shall state the reasons (applicable to Federal regulations and guidelines) for the determination. The decision will be in writing and sent to the tenant and any legal representative within 15 days of the hearing.

A decision by the Hearing Officer in favor of the CHA or denying the relief sought by the complainant in whole or in part shall not constitute a waiver of any rights the Complainant may have to judicial proceedings available under state law with respect to the action challenged.

Family Status During the Hearing Period:

Both the landlord and tenant will be given a thirty- (30) day notice when assistance will stop. If the family continues to stay in the unit after the assistance is discontinued, **the tenant, not CHA** is responsible for all rent and charges from that period.

For further specific procedures and HUD regulations see:

- CHA's Section 8 HCV Administrative Policy
- CHA's Admissions and Continuing Occupancy Policy.
- 24 CFR 966.50 through 967.57 and 24 CFR 982.555 through 982.54

Revision 8/21/03

Revision 01/18/07

grievance policyrev011807

Streamlined Annual Plan for Columbus Housing Authority for FY 2007

Compliance of Tenant Meetings and List of Advisory Board

Advisory Board:

Dorothy Carmer	222 Sycamore Place Apt. 2G
Ruth Ellison	222 Sycamore Place Apt. 2D
Betty Lou Pittman	222 Sycamore Place Apt. 2B
John Ruland	222 Sycamore Place Apt. 1C
Penny Phillips	801 McClure Rd.
Darlene Wood	741 McClure Rd.
Eddie Smith	759 McClure Rd.
Debra Snyder	831 McClure Rd.
Eddie Cottrill	1603 Pearl St. (Scattered Site)
Douglas Sweeney	CHA Staff Maintenance Tech
Steve Zink	CHA Staff Facility Manager
Jill Sharp	CHA Staff PHM
Deborah Holt	CHA Staff E.D.
Jenny Hampton	6365 E. Maple Ct. Columbus, IN-Maintenance Contractor

Comments made by attendees:

Sycamore:

Need a new flag for front of building.

Make sure the washing machines work.

Fix the dirt over the new drainage pipe with grass seed.

Have car parked in handicapped space straighten his parking/it's crooked.

3 work orders requested

Heritage Woods:

A live-in was reported at one of the apartments.

Replace the basketball court.

Update kitchen counters

Put a sidewalk where people have cut through yard at 725 McClure Rd.

Install security cameras.

People need to put trash in dumpsters.

Pence Place:

No tenants attended meeting