

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

Cuyahoga Metropolitan Housing Authority

Public Housing Agency Plan

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

October 17, 2006

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

**PHA Plan
Agency Identification**

PHA Name: Cuyahoga Metropolitan Housing Authority

PHA Number: OH12F003

PHA Fiscal Year Beginning: 1/2007

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA
1441 West 25th Street
Cleveland, Ohio 44113
Contact: Scott Pollock (216-348-5911)
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

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

PHA Plan Supporting Documents are available for inspection at:

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

FIVE-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
- To be the leader in providing safe quality affordable housing for individuals and families of Cuyahoga County.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
- Continue to apply for the maximum number of new vouchers allowed, if and when made available by HUD.
- Reduce public housing vacancies:
- Reduce the vacancy rate, adjusted for modernization, to 3% by the end of 2005, and then maintain that 3% vacancy rate, adjusted for modernization, in 2006 and beyond.
 - Continue to reduce average vacant unit turnaround time to attain 30-day average by 2008.
- Leverage private or other public funds to create additional housing opportunities:

- Submit Tax Credit application for Riverview and Valleyview redevelopment projects in 2005/2006.
- Leverage Capital Fund for development project(s) by 2006.

- Acquire or build units or developments:
 - Carry out the Replacement Housing Factor (RHF) plan to develop new public housing units by 2008.
 - Acquire two new properties during period of 2005-2009.

Other:

- PHA Goal: Improve the quality of assisted housing Objectives:

- Improve public housing management:
 - Implement project-based accounting, budget, and management systems at all public housing sites by 2006.
 - Strive for high-performer status while maintaining standard performance level as measured by PHAS, given appropriate funding from HUD.
 - Revise Admissions and Continued Occupancy Policy (ACOP) annually to reflect changes in policies and procedures.

- Improve voucher management:
 - Strive for high-performer status while maintaining standard performance level as measured by SEMAP, given appropriate funding from HUD.
 - Revise Administrative Plan annually to reflect changes in policies and procedures.

- Increase customer satisfaction:
 - Maintain standard performance level and improve scores on PHAS Resident Satisfaction indicator.

- Concentrate on efforts to improve specific management functions:
 - Address all PHAS/SEMAP deficient indicators within one year or in accordance to a timeline specified in a Corrective Action Plan.
 - Address RIM audit findings in accordance with Corrective Action Plan.
 - Install new computer system with access at each site by 2007.

- Renovate or modernize public housing units:
 - Develop master plan for Garden Valley in 2005 and implement it in 2006 pending availability of funds.
 - Continue to renovate 150 units/year through Capital Fund Program (CFP).
 - Seek HOPE VI assistance, if still available, for at least one potential site.

- Demolish or dispose of obsolete public housing:
 - Demolish 243 Valleyview units during 2005.
- Provide replacement public housing:
 - Carry out the Replacement Housing Factor (RHF) plan to develop 200 new public housing units by 2008.
 - Complete HOPE VI on-site projects that will replace 81 units at Riverview and 95 units at Valleyview according to development plan.
 - Complete Carver Park HOPE VI project that will replace 279 units on-site and 192 units off-site in accordance with development plan.
 - Complete King Kennedy North family (Phoenix Village) project that replaces 98 units on-site in accordance with development plan.
- Provide replacement vouchers:
 - Continue to effectively administer replacement voucher program for HUD enforcement actions, as needed.
- Other: (list below)
 - Improve organizational efficiency by consolidating all support operations at one administrative location.
- PHA Goal: Increase assisted housing choices

Objectives:

 - Provide voucher mobility counseling:
 - Apply for mobility vouchers and counseling grants, if offered.
 - Conduct outreach efforts to potential voucher landlords:
 - Conduct marketing efforts, as required.
 - Maintain interactive landlord/unit database web site.
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Maintain voucher homeownership program by adding 10 new participants annually.
 - Implement public housing or other homeownership programs:
 - Implement a public housing scattered site homeownership program no later than 2005.
 - Implement public housing site-based waiting lists:
 - Implement site-based waiting lists in conjunction with site-based management by 2006.
 - Convert public housing to vouchers:

Other:

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Continue to upgrade physical security systems and lighting at least three properties per year.
 - Implement resident patrols at five family estates during 2005-2009.
 - Continue to provide training of desk monitors annually and as needed.
 - Establish safety committees at major family properties with recurring meetings.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Annually review Designated Housing Plan for Elderly and make adjustments, as necessary.
 - Other:

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Maintain working family preference.
 - Meet Section 3 program resident opportunity goals during 2005-2009.
 - Raise average annual income at family properties through providing job training and resident economic development programs.

- Provide or attract supportive services to improve assistance recipients' employability:
 - Maintain and strengthen existing supportive service relationships.
 - Facilitate transition from welfare to meaningful permanent employment.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Continue to seek funding to increase supportive services.
 - Enter into agreements to fill identified service gaps.
 - Implement a supportive housing program for the frail elderly, if Medicaid waiver can be obtained.

- Other: (list below)
 - Maximize annual enrollment in the voucher FSS Program.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Maintain existing relationships and encourage coordination of fair housing and equal opportunity agencies.
 - Implement actions to address impediments to fair housing findings during 2005-2009 (see Attachment J)

 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Update ADA assessment to quantify and qualify accessible housing stock supply within the Authority during 2005.
 - Maintain on-going efforts of making all offices and common areas accessible, and units as required.

 - Other: (list below)

Other PHA Goals and Objectives: (list below)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This Executive Summary contains a brief overview of the information that the Cuyahoga Metropolitan Housing Authority (CMHA) is submitting in the Public Housing Agency Plan (PHA Plan) for FY2007, and relates the Annual PHA Plan programs and activities to CMHA's mission and goals as described in the Five-year Plan. This PHA Plan is being prepared in collaboration with a Resident Advisory Board comprised of Public Housing and Housing Choice Voucher Program participants. Their participation and comments are documented in Attachment G. The notice for a Public Hearing was published on August 6, 2006, and a draft of this PHA Plan was made available for public comment, including on the CMHA website. The Board Chairman conducted the Public Hearing on September 22, 2006 to obtain comments, which are documented with a response in Attachment I. The final FY2007 PHA Plan was approved by the CMHA Board of Commissioners on October 4, 2006.

CMHA is one of the largest public housing authorities in the country, and serves the housing needs of low-income families in Cuyahoga County of Ohio. CMHA is considered a standard-performing housing authority for the 10,466 units of public housing that it owns and/or manages, and a high-performer housing authority for over 13,900 units of Housing Choice Voucher Program (HCVP) tenant-based assistance that it administers. In accordance with HUD guidelines, this document provides all of the sections included in a PHA Plan submission, as specified in the Table of Contents, and includes several attachments with supplemental information.

The *Housing Needs* analysis in conjunction with the provisions set forth in the Quality Housing and Work Responsibility Act (QHWRA) help establish the basis for the PHA Plan. The needs analysis is based upon information provided in the Consolidated Plans prepared by entitlement cities within our jurisdiction and 2000 updated census data.

Although Cuyahoga County consists of 38 cities, 19 villages, and 2 townships, planning in Cuyahoga County is unique in that a housing consortium (Cuyahoga Urban County) comprised of 46 of these communities have joined forces in analyzing their housing needs to be combined into one Consolidated Plan, which also includes information for the entitlement cities of Cleveland Heights, Euclid, Lakewood, and Parma. The City of Cleveland and the City of East Cleveland prepare individual plans and are not part of the consortium.

As indicated in the Housing Needs tables in Section 1A of the Annual Plan, renters with incomes less than 30% of the area median income (AMI) have a great cost burden in regards to housing affordability in Cleveland, East Cleveland and the Cuyahoga Urban County. In Cleveland, 67% of renters earning less than 30% AMI pay more than 30% of income for rent and utilities. In East Cleveland, 70% of renters earning less than 30% AMI pay more than 30% income for rent and utilities. In the Cuyahoga Urban County, which comprises most of the suburban population, 76% of its renters earning less than 30% AMI pay more than 30% of income for rent and utilities.

The supply and quality of units available to lower-income renters is also a serious concern. Cuyahoga County's housing stock, particularly those units within the central city and the inner-ring suburbs, is aging and the quality of rental housing is often poor. The housing needs study also indicates that the supply and quality of affordable rental housing for families with disabilities is limited, and that there is a need for assisted and supportive services rental units for elderly families.

As of July 2006, the HCVP waiting list was down to 1,657 households, which means that CMHA will re-open this waiting list during 2006. The Public Housing waiting list is not closed and consisted of 9,376 families as of July 2006. Of these families, 83% were extremely low income (less than 30% of AMI), 31% have children, 10% have disabilities, and 2% are elderly.

Financial Resources of approximately \$277 million will be available to CMHA in FY2007 to operate and/or administer a variety of low-income housing programs. Based upon FY2006 funding levels, CMHA anticipates receiving funding or funding commitments of about \$185 million from HUD during FY2007. Of that amount, \$97 million will be for direct housing assistance payments to HCVP landlords, and about \$50 million is estimated as subsidy to support the management and maintenance operations of the public housing program. About \$25 million is anticipated to be awarded for public housing capital improvements through the Capital Fund Program (CFP) in addition to \$2 million from the Replacement Housing Fund (RHF).

Unobligated balances from prior year grants amount to \$75 million, mostly from HUD grant awards for capital improvement programs such as HOPE VI, CFP, and RHF, which have multi-year obligation and expenditure periods, so only a portion of this amount will be used during 2007. Another \$25 million of funding from other sources is also expected, of which \$11.7 million is anticipated as rental income from residents. The Section 8 program will generate \$7.8 million in administrative fees, most of which is

used for the administration of the Housing Choice Voucher Program. CMHA manages three Section 8 New Construction properties that will generate \$1.4 million in revenues other than subsidy, and CMHA anticipates interest income of about \$1.2 million in 2007, as well as about \$670,000 from Section 8 contract administration.

Policies on Eligibility, Selection and Admissions are summarized in Section 3 of the Annual Plan. Based upon the requirements of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, CMHA adopted a new Admissions and Continued Occupancy Policy (ACOP) and revised Dwelling Lease for 2001. For 2007, the Public Housing program will maintain the preference categories that were in effect for 2006, but the Housing Choice Voucher program will drop the working family preference.

As part of implementing project-based management, CMHA will move to adopt site-based waiting lists at all public housing locations during 2007. While CMHA has expanded screening criteria to include state criminal records, full implementation to national criminal records will depend on the cost. CMHA has also included the appropriate provisions, including notification, from the Violence Against Women Act (VAWA) into the ACOP and HCVP Administrative Plan.

CMHA plans on continuing to meet the QHWRA income targeting requirements of ensuring that 40% of new public housing occupancy and 75% of Section 8 new admissions will be given to families with incomes at or below 30% of the average median income. Under deconcentration of poverty, CMHA has identified two estates (Cedar Extension and Lakeview Terrace) where the average income falls below the HUD prescribed formula. To address this issue, CMHA has chosen a strategy of working with the current residents to raise their incomes rather than adjusting it through changes to the admissions criteria.

Rent Determination Policies for the Public Housing and Housing Choice Voucher Programs were revised to meet the requirements of QHWRA in 2001 as part of the new ACOP and revised HCVP Administrative Plan. No rent determination policy changes to these documents are planned for 2007. Both the public housing and housing choice voucher programs will maintain their minimum rent policy at \$25 per month and \$50 per month respectively, with the "hardship" conditions prescribed by QHWRA. In 2007, the HCVP will maintain a payment standard of up to 110% of FMR. CMHA adopted the new flat rent structure for public housing as of June 2002, which may be updated in 2007 based on a slightly modified criteria. CMHA has implemented the mandatory exclusions from adjusted income determination for employment and increases in earned income.

Operations and Management Policies for the Public Housing program continue to be reviewed and revised. The HCVP Administrative Plan is revised and updated annually to reflect continuing programmatic changes from HUD, and adjustments for proposed federal budget reductions. With about 8,500 families in the Public Housing program and over 13,900 families in the HCVP, considerable focus will continue to be placed on improved customer satisfaction, and filling the expected 2,400 units that will become available as a result of program turnover from both the HCVP and Public Housing program.

Grievance Procedures for the Public Housing program and HCVP are available as supporting documents to the PHA Plan. The Public Housing grievance procedure is part of the ACOP, and the HCVP grievance procedure is part of its Administrative Plan.

The ***Capital Improvement Needs*** section provides the annual and five-year modernization plans for maintaining and improving CMHA's public housing stock. Due to fiscal year timing differences, CMHA will be funding most of its capital improvement activities during 2007 with FY2006 and prior year Capital Fund Program (CFP) funds. CMHA has based the CFP annual and five-year plans for FY2007 on the FY2006 funding amount of \$24.7 million. The needs and priorities for these plans were developed through input from residents and management, and were based on prior capital needs studies and maintenance inspections.

Approximately \$26 million of un-obligated HOPE VI revitalization funds remain for Riverview/Lakeview, and Valleyview, where CMHA is in process of implementing the Revitalization Plan activities for these two projects, which include demolition, new replacement housing on and off site, and homeownership opportunities. Depending on funding availability, CMHA will consider a FY2007 HOPE VI application for Garden Valley based upon a master planning study that was completed in 2006.

CMHA will be implementing other mixed finance projects in 2007 with the construction of 90 new public housing units at Riverside Park and is considering other projects in the Collinwood and Lee-Harvard areas, and will continue to seek other development opportunities for creating replacement housing. In 2007, CMHA should realize \$14 million from a bond-leveraging project with the Ohio Housing Finance Agency for several capital fund projects, and is considering another CFP bond-leveraging project in 2007 for up to \$40 million to fund major modernization projects at Garden Valley and some combination of Carver Park, Cedar Extension, Lakeview Terrace, Outhwaite, and Woodhill.

Demolition and Disposition activities have occurred at several CMHA properties since 1995 resulting in the demolition of 1429 units under HUD-approved plans. New demolition plans will be developed for at least two buildings (48 units) or as many as 300 units that will be needed for the first phase of redevelopment of Garden Valley, and three (3) Scattered Site units. During 2007, the CMHA Administrative Annex building on Church Ave. will be demolished for the development of HOPE VI units, and 2 units at Puritas Gardens will be demolished to allow for the construction of 6 new units. By 2007, CMHA will have demolished 610 units at Carver Park, 270 units at King Kennedy North, 243 units at Valleyview, 135 units at Riverview, 102 units at Outhwaite, 6 units at Harvard-East 113th, and 6 units at Riverside Park.

CMHA is also in the process of disposing of vacant land at Woodland near East 51st for commercial development, and land at Riverside Park, Riverview (Church/West 28) and Valleyview to development partners as required for mixed finance projects. CMHA is considering development proposals that might require the disposition of vacant land at the Riverview (West 25th) site for a park, vacant land at Valleyview for the Towpath Trail, and other parcels of vacant land along Superior Ave. between East 81st and East 90th and behind Willson.

Designation of Housing for the elderly was initially approved by HUD in 2001 for fourteen CMHA highrise properties. CMHA revised this Plan in 2003 by replacing Springbrook (183 units) with LaRonde (55 units) and adding Union Court, a Carver Park off-site replacement project in Mt. Pleasant (48 units). HUD granted CMHA an extension in 2006 for these 15 designated properties. CMHA also requested the addition of a new 28-unit building at Riverside Park, which is being constructed as part of a Replacement Housing Factor plan that should be completed in 2007. CMHA will request the addition of two new proposed senior buildings at Garden Valley and Collinwood or Lee-Harvard. Through this designation, new admissions or transfers to these estates have been prioritized for the Elderly (age 62+) and Near-Elderly (age 50-61). From January 2001 through July 2007, the elderly and near-elderly population in these buildings has increased from 84% to 96%, and the number of vacant units has been reduced by 343 at these designated properties.

The ***Conversion of Public Housing*** requirement for mandatory conversions still does not apply to any CMHA estate. The Required Initial Assessments for voluntary conversions were completed by October 1, 2001 for the applicable estates, and CMHA determined that none of the covered estates are appropriate for conversion.

Under ***Homeownership***, CMHA has been operating the Turnkey III Homeownership program since 1971, and of the 385 original units, 31 homes remain unsold as of July 2006. To help address a housing need identified in our housing needs analysis, CMHA implemented a HCVP homeownership program in 2003, and is developing a homeownership program for public housing scattered site units under the Final Rule guidelines issued in March 2003 that will be submitted to HUD for implementation during 2007. As of June 2006, 34 families had purchased homes through the HCVP program. The HCVP homeownership program added a preference for participants of the Family Self-Sufficiency (FSS) Program (Attachment P).

Community Service Programs are an integral part of CMHA's efforts to empower its residents to attain and sustain self-sufficiency while living in healthy communities. Programs are designed to provide residents with access to supportive services and resources needed to develop and maintain lifestyles that are economically secure. Programs range from home day care for children to supportive housing for seniors and disabled. Working with diverse community resources, job training/placement, family and children services, educational enrichment, recreation, crime prevention, and substance abuse support are among the many services to residents. The primary goal is to support families making the transition from welfare to work and assist others to maintain healthy lifestyles. The full range of programming available to CMHA residents is listed in the services and programs table of this section.

CMHA has complied with the QHWRA requirement concerning income changes for welfare recipients through modification of its income definition in the Admissions and Continued Occupancy Plan (ACOP) and the HCVP Administrative Plan. The relevant sections have been modified to exclude the decreasing of tenant payments as a result of welfare fraud, and failure to comply with participation requirement of a self-

sufficiency program. Another QHWRA provision that has been implemented is the community service requirement, which requires most non-working adult residents of public housing to perform at least 8 hours/month of community service (refer to Attachment C), and is applicable for residents at all public housing properties.

Crime and Safety is a key component of CMHA's housing strategy. CMHA is one of only a very few housing authorities in the country with its own police force. The CMHA Police Department was fully accredited in March 1998 with re-accreditations in 2001 and 2004. The CMHA Police Department participates in law enforcement, prevention and intervention programming. Divisions of operation include Narcotics, Swat Unit, Forfeiture, Property Unit, K-9 unit, Community Policing, Youth Gang/Juvenile unit, Patrol divisions, Internal Affairs and Safety Management. The operating protocol has been developed between the City of Cleveland Police Department and CMHA Police Department. The city provides baseline services to CMHA communities.

With HUD's termination of the Public Housing Drug Elimination Program (PHDEP) and expenditure of all PHDEP funds, CMHA no longer reports on this program and has found alternative methods of continuing some of the PHDEP activities. Drug activity continues to be a serious problem in this community, so CMHA will continue to focus on ongoing security measures to decrease drug activities, such as surveillance management, community police units, mini stations, the Police Activity League, resident Safety Committees and social services referrals. CMHA has also partnered with many community resources to provide prevention and intervention programs for residents.

CMHA amended its ***Pet Ownership*** policy in 2001 to include family properties in accordance with a QHWRA requirement and HUD's Final Rule, and in 2002, added a provision that allows dogs and cats within the established size limitations at single-family scattered site housing units. CMHA's Pet Policy is included in the ACOP, and is summarized in attachment K.

Civil Rights Certification is included with CMHA Plan Certifications.

The ***Annual Audit*** of CMHA for the period ended December 31, 2005 was completed in June 2006 and submitted to the local HUD Office. CMHA received an unqualified opinion on the 2005 financial statements with no audit findings. This is the sixth straight year that CMHA has received an unqualified opinion on both its balance and income statement. The Audit report is available for review as supporting documentation to this PHA Plan.

Asset Management is a key component to CMHA's planning efforts. To comply with the new Operating Fund Final Rule and to meet the "stop-loss" criteria that will minimize the subsidy loss under this new rule, CMHA will be operating under a new Project Based Accounting and Management (PBAM) system as of October 1, 2006. This asset management approach will involve the continuous and on-going review of the physical, fiscal, and management performance of each property. The criteria for a successful conversion to project-based management include: project-based accounting,

project-based management, a central office cost center, centralized services, review of project performance, capital planning, and risk management responsibilities related to regulatory compliance. As another step in implementing PBAM during 2006, CMHA has created Asset Management Project (AMP) groupings of estates based on geographical and size criteria. The twelve AMP groupings that CMHA has proposed to HUD are listed as the Public Housing Asset Management Table in Attachment H.

Other Information contained in the Agency Plan includes our confirmation to Resident Advisory Board participation; Certifications of Consistency with the Consolidated Plans of the Cuyahoga Urban County, City of Cleveland, and the City of East Cleveland; and a brief summary of the progress in meeting the goals and objectives of the 5-Year Plan.

The *Definition of Substantial Deviation and Significant Amendment* section was added to the PHA Plan in 2001 and defines what significant amendments or deviations to the Plan would require resubmission of the Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	8
1. Housing Needs	13
2. Financial Resources	23
3. Policies on Eligibility, Selection and Admissions	25
4. Rent Determination Policies	34
5. Operations and Management	38
6. Grievance Procedures	40
7. Capital Improvement Needs	41
8. Demolition and Disposition	45
9. Designation of Public Housing	51
10. Conversions of Public Housing	54
11. Homeownership Programs	56
12. Community Service and Self-Sufficiency Programs	59
13. Safety and Crime Prevention Measures	64
14. Pet Policy	67
15. Civil Rights Certifications (included with PHA Plan Certifications)	68
16. Fiscal Audit	69
17. Asset Management	70
18. Other Information	71
19. Definition of Substantial Deviation and Significant Amendment	74

Attachments

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

Required Attachments:

- A: Admissions Policy for Deconcentration
- B: FY2007 Capital Fund Program Annual Statements (oh003b01)
 - Annual Statements for CFFP funds (oh003a01)
 - Annual Statements for open CFP grants (oh003c01)
 - Annual Statements for open RHF grants (oh003d01)
- C: Implementation of Public Housing Resident Community Service Requirements
- F: Voluntary Conversion Initial Assessments
- K: Pet Policy
- L: Progress Statement of Goals and Objectives
- M: Resident Membership of the PHA Governing Board
- N: Membership of the Resident Advisory Board
- O: Section 8 Project-Based Vouchers
- P: Section 8 Homeownership Program

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D: PHA Management Organizational Chart
- E: FY2007 Capital Fund Program 5 Year Action Plan (oh003e01)
- G: Comments of Resident Advisory Board or Boards

- Other (List below, providing each attachment name)
 - H: Public Housing Asset Management Table
 - I: Public Comments and Response (oh003i01)
 - J: Impediments to Fair Housing Strategy

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	HCVP informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in HCVP Administrative Plan	Annual Plan: Grievance Procedures
Attachment B	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
*N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attachment E	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any HCVP Homeownership program <input checked="" type="checkbox"/> check here if included in HCVP Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or HCVP	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Voluntary Conversion Initial Assessment documentation	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
*N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(see below)
X	Replacement Housing Factor (RHF) Plan	
X	Physical Needs Assessment (PNA)	
X	Public Housing Assessment System (PHAS) Resident Assessment indicator Follow-up Plan	
X	Public Housing Affirmative Marketing Plan	
X	CMHA Replacement Housing Policy	

* N/A – Not applicable to CMHA’s Agency Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Cuyahoga County Housing Needs of Families in the Jurisdiction by Family Type								
Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location	
Income <= 30% of AMI	40,958							
Income >30% but <=50% of AMI	23,717	Housing needs of Cuyahoga County are categorized and quantified within Consolidated Planning Jurisdictions. See tables that follow.						
Income >50% but <80% of AMI	12,058							
Elderly	19,880							
Families with Disabilities	19,767							
White	38,972							
Black	35,314							
Hispanic	3,842							
Other races	3,522							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Cleveland Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	25,704	5	5	4	2	3	2
Income >30% but <=50% of AMI	9,853	4	4	3	2	3	2
Income >50% but <80% of AMI	3,183	3	3	2	2	3	2
Elderly	6,131	3	2	3	3	1	2
Families with Disabilities	10,508	3	4	4	4	2	4
White	12,502	3	3	3	2	3	2
Black	23,978	4	4	4	2	3	2
Hispanic	3,129	4	4	4	2	3	2
Other Races	391	4	4	4	2	3	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset: 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Cuyahoga Consortium Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	6,444	4	4	3	2	2	2
Income >30% but <=50% of AMI	7,058	3	3	3	2	3	2
Income >50% but <80% of AMI	5,193	2	2	3	2	4	2
Elderly	8,397	2	3	3	2	1	2
Families with Disabilities	4,843	2	4	3	4	1	3
White	15,682	2	2	3	2	2	2
Black	4,325	2	2	3	2	2	2
Hispanic	325	2	2	3	2	2	2
Other races	853	2	2	3	2	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset: 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

East Cleveland Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,075	4	2	4	1	2	2
Income >30% but <=50% of AMI	867	4	2	4	1	2	2
Income >50% but <80% of AMI	228	3	2	4	1	2	2
Elderly	517	3	3	3	1	1	2
Families with Disabilities	765	2	4	3	3	1	2
White	163	3	2	4	N/A	2	2
Black	3,053	3	2	4	N/A	2	2
Hispanic	18	3	2	4	N/A	2	2
Race/Other	N/A	3	2	4	N/A	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS")
dataset: 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Analysis based on July 2006 Wait List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (Housing Choice Voucher Program)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,657		1,100
Extremely low income <=30% AMI	1,606	96.9%	
Very low income (>30% but <=50% AMI)	46	2.8%	
Low income (>50% but <80% AMI)	5	.3%	
Families with children	249	15%	
Elderly families	133	8%	
Families with Disabilities	83	5%	
Black	1,491	90%	
White	99	6%	
Other	66	4%	
Characteristics by Bedroom Size (Public Housing Only)			
Not Applicable for Section 8 Programs			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
6+ BR			

Housing Needs of Families on the Waiting List	
Analysis based on July 2006 Wait List	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 60 (since 7/01, but will reopen 9/06)	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Supportive Service Referrals	

Housing Needs of Families on the Waiting List			
Analysis based on July 2006 Waiting List (run 7/6/06)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,376		1,300
Extremely low income <=30% AMI	7,773	82.9%	
Very low income (>30% but <=50% AMI)	1,313	14.0%	
Low income (>50% but <80% AMI)	290	3.1%	
Families with children	2,875	30.7%	
Elderly families (62+)	156	1.7%	
Families with Disabilities	956	10.2%	
White	648	6.9%	
Black	8,504	90.7%	
Other	224	2.4%	

Housing Needs of Families on the Waiting List			
Analysis based on July 2006 Waiting List (run 7/6/06)			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6,489	69.2%	615
2 BR	2,039	21.7%	288
3 BR	669	7.1%	204
4 BR	111	1.2%	60
5 BR	63	0.7%	5
6+ BR	5	0.1%	3
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (if funding becomes available)
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (i.e., 40% of admissions to families at or below 30%)
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance (i.e., ensure adherence to requirement of targeting 75% of new admissions to families at or below 30%)
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Under the *Banks v. Perk* Consent Order filed in 1983, CMHA submitted an affirmative marketing plan to encourage and promote integration of CMHA's new and old housing units.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other:
Partnerships with fair housing advocates to assist in affirmatively furthering fair housing.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses (Estimated)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2007 grants)		
a) Public Housing Operating Fund	49,710,000	
b) Public Housing Capital Fund	24,680,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	97,440,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	250,000	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Replacement Housing Fund	1,700,000	
Section 8 New Construction HAP	3,140,000	
Homeownership Turnkey III	230,000	
Total 2006 Grants (estimated)	177,150,000	
2. Prior Year Federal Grants (unobligated funds only)		
	As of 6/30/06	
Public Housing Capital Fund (CFP)	43,461,493	Capital and Management Improvements (including Police and safety)
Replacement Housing Fund (RHF)	4,633,731	Replacement housing
HOPE VI Revitalization	26,204,595	Capital improvements, supportive services, and neighborhood revitalization
HOPE VI Demolition	285,831	Demolition of public housing

Financial Resources: Planned Sources and Uses (Estimated)		
Sources	Planned \$	Planned Uses
Public Housing Drug Elimination Program (PHDEP) grant	0	Supportive services, Police and Safety
Community Development Block Grant (CDBG)	462	Equipment
ROSS Service Coordinators grants	0	Services for Elderly
ROSS Neighborhood Networks grant	25,435	Supportive services
Neighborhood Care Services grant	283,857	Supportive services
Youthbuild grant	400,000	Job training
Salvation Army/Y-Haven grants	20,973	Transitional housing
Other misc. grants	10,639	Supportive services
Total Unobligated prior-year grants	75,327,016	
3. Public Housing Dwelling Rental Income		
Public Housing Dwelling Income	11,700,000	Public Housing operations
Homeownership Turnkey III rental income	24,000	Homeownership program operations
4. Other income (list below)		
Section 8 Administrative Fees	7,825,000	HCVP program administration
Section 8 New Construction revenue	1,440,000	Housing operations
5. Non-federal sources (list below)		
Interest	1,220,000	Housing operations
Miscellaneous	1,540,000	Housing operations
HCVP Contract Administration	670,000	Housing operations
Woody Woods rents	265,000	Housing operations
Total Resources	277,161,016	

Please Note:

- (1) All Federal Grants for FY2007 are estimated based upon FY2006 levels.
- (2) Grant amounts indicate unobligated balances and will not all be spent in FY2007 since HUD allows multi-year periods for obligation and expenditure as follows:
 - a. Capital Fund Program – 2 years to obligate & 3 years to expend
 - b. Replacement Housing Fund – 4 years to obligate & 5 years to expend
 - c. HOPE VI Demolition – 1 year to obligate & 2 years to expend
 - d. HOPE VI Revitalization – multiple years as established in Revitalization Plan agreements with HUD

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (100-200 depending on the bedroom size)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Sex-offender registration

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists (Oakwood Village)
- Site-based waiting lists (some HOPE VI developments, and other locations as determined to meet project-based requirements of new operating subsidy rule)
- Other (describe)

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

- CMHA Applications Office at 6001 Woodland Avenue, Cleveland
- CMHA development site management offices (*after implementation of SBWL*)
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year?
Carver Park HOPE VI off-site locations (Eastside Homes, Union Court, Westside Homes & Gordon Square), Valleyview, Riverview, other mixed-finance properties as required, and any other locations as determined to meet the project-based requirements of the new operating subsidy rule, which would allow for combination of smaller sites and sites with multiple development numbers.
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? All but three previously approved HOPE VI locations of Lakeview Terrace, Riverview, and Carver Park.
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? As many as desired (no set limit)
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - CMHA Applications Office at 6001 Woodland Avenue
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists (*after implementation of SBWL*)
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One to bottom of list
 - Two
 - Three
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
Site-based Waiting Lists will offer one-choice before removing from list.

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time: Tie breaker

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 2 Homelessness, with referral letter from recognized homeless shelter
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
- 1 * Victims of Natural Disasters
- 2 * Successful completion of a substance abuse treatment program

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation	Deconcentration Policy
Cedar Extension	253	Under 85% of average income	1) Assist current residents in achieving economic self-sufficiency and higher incomes

Lakeview Terrace	545	Under 85% of average income	1) Assist current residents in achieving economic self-sufficiency and higher incomes
------------------	-----	-----------------------------	---

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

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

For informational purposes only:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation	Deconcentration Policy
Riverside Park	412	Over 115% of average income	None – the average income is and will remain below 30% of AMI
King Kennedy South	216	Over 115% of average income	None – the average income is and will remain below 30% of AMI

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 Other (describe below)
If requested, CMHA will provide owners with address of the participant and the names and addresses of current and previous owners, if known.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

Only when the waiting list is open may an interested person apply. Selection for the waiting list is made through a lottery process. A public notice advises of the opening of the waiting list and how to apply.

(3) Search Time

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

If yes, state circumstances below:

At the discretion of CMHA, extensions of up to 60 days may be given for:

- 1) extenuating circumstances, such as hospitalization or a family emergency, or
- 2) difficulty in finding a unit due to disability accessibility requirements or a large bedroom size (three or more) requirement.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Public Housing residents displaced by demolition or disposition actions.
 - Families participating in the Moderate Rehabilitation program who must relocate because the family is underhoused or has a disabled member and there are no Moderate Rehabilitation units in the appropriate size or type.
 - Referrals from the Gateway program for special needs families.
 - Victims of Natural Disasters

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below):
 - 1 * Victims of Natural Disasters
 - 1 * Public Housing residents displaced by demolition or disposition actions
 - 2 * Moderate Rehabilitation families (referred to above)
 - 3 * Referrals from Gateway program for special needs families

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 - Through relationships with social service agencies serving the special purpose populations

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25 {Public Housing minimum rent is \$25}
 \$26-\$50

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents (*no longer in effect*)

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount (\$2500)
- Other (list below)
Any time there is a change in family composition

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - Deconcentration opportunities
 - Availability of funding

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 {HCVP minimum rent is \$50}

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is included as Attachment D

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	8,500 families	1,300
Section 8 Vouchers	13,900 units	1,100
Section 8 Mod Rehab	452 units	20
Special Purpose Section 8 Vouchers (list individually)	125 – Mainstream (elderly & non-elderly disabled)	2
Public Housing Drug Elimination Program (PHDEP)	No longer funded.	N/A
Other Federal Programs:		
Family Self Sufficiency	188 families	30
Economic Development and Self Sufficiency (EDSS)	N/A	N/A
ROSS Elderly Services	N/A	N/A
ROSS Neighborhood Network	3000 contacts	N/A
Youth Violence Prevention	N/A	N/A
Transitional Housing	150 men	50
Homeownership Turnkey III	31 units	3
Section 8 New Construction	570 units	60

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Plan

Rent Collection Procedures

Maintenance Plan

(2) Section 8 Management: (list below)

Housing Choice Voucher Program Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- CMHA Main Administrative Office: 1441 West 25th Street, Cleveland
 PHA development management offices
 Other: (list below)
CMHA/CVP Office: 3400 Hamilton Avenue, Cleveland

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

Section 8:

CMHA Housing Choice Voucher Program
3400 Hamilton Avenue
Cleveland, OH 44114

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

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

Note: a Physical Needs Assessment (PNA) has been completed for all properties and is available for review.

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

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

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

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

1. Development name: **King-Kennedy/Outhwaite**
2. Development (project) number: OH3-018 & OH3-003
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway (completed – close-out process initiated 2006)

Summary:

- Conversion of King Kennedy South highrise into the Carl B. Stokes Social Services Mall {1996} that houses social service programs (originally 20 partners) and transitional housing program (currently Y-Haven)
- Modernization of 126 units at King Kennedy South /Delaney Village {1997}
- Modernization of 149 units at Outhwaite (with 58 unit reductions) {1998}
- Modernization of 111 units at Outhwaite (with 27 units reductions) {2002}
- Rehabilitation of Louis Stokes Community Center {2004}

1. Development name: **Carver Park**
2. Development (project) number: OH3-007
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway (substantially completed)

Summary:

- Demolition of 610 units {2002 – 2004}
- Transfer of land to the Friendly Inn for construction of new Community Center {2003}
- Construction of 279 new townhouse units on-site {2005}
- Construction of 96 new units (48 scattered sites and 48 unit senior building) as Eastside off-site {2005}
- Rehabilitation of 38 units (3 buildings) as Westside off-site {2005}
- Provided 102 families with second mortgage assistance in Homeownership Zone
- In progress: Rehabilitation of 58 units (Gordon Square) as Westside off-site

1. Development name: **Riverview/Lakeview**
2. Development (project): OH3-025 (078) & OH3-016
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Summary:

- Completed:
 - Acquired 54 scattered site replacement units to relocate Riverview families {1998}
 - Demolished 135 family units at Riverview {2000}
 - Conducted design charrette to formulate Riverview redevelopment plan {2000}
 - Modernization of phase one (56 units) at Lakeview Terrace {2003}
 - Modernization of phase two (64 units) at Lakeview Terrace {2006}
 - Hired developer for Riverview project {2003}
- In progress:
 - Developing revised Revitalization Plan for Riverview due to inability to build on riverbank property
 - Rehabilitation of Lakeview Terrace Community Center
 - Modernization of phase three (66 units) at Lakeview Terrace

1. Development name: **Valleyview**
2. Development (project): OH3-001
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Summary:

- Completed:
 - Demolished 243 units {2005}
 - Received Low Income Housing Tax Credits for phase one {2005}
- In-progress:
 - Develop mixed income development project on-site composed of 190 new rental units (95 public housing) in two phases
 - Phase one (102 units with 51 public housing) underway
 - Create Homeownership program consisting of 21 second mortgages in the Tremont area to make homes affordable for low-income families
 - Develop trails on lower portion of site with Ohio Erie Canal Corridor
 - Apply for Low Income Housing Tax Credits for phase two in 2007

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

If yes, list development name/s below:

Garden Valley (OH3-013), pending availability of funding

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

If yes, list developments or activities below:

- o Riverview (Hope VI) – update rental term sheet for phase one of the development project and submit funding application for tax-exempt bonds and/or low income housing tax credits for development of Church Avenue and scattered site projects.
- o Carver Park (Hope VI) – complete construction of Gordon Square, the final phase of the Carver Park off-site replacement housing plan.
- o Valleyview (Hope VI) – proceed with on-site development plan by starting construction of Phase I, which received Tax Credits in 2005, and apply for Tax Credits in 2007 for Phase II. Also proceed with off-site homeownership component, and pursue replacement housing options by soliciting for development partners who would include public housing in their development projects, including development opportunities outside the City of Cleveland.
- o Garden Valley – proceed with development of a mixed-finance, mixed-use plan for the redevelopment of Garden Valley and the surrounding area.
- o Replacement housing opportunities - seek new public housing development activities using any HUD approved development method. Exploring potential projects in Collinwood and Lee-Harvard communities.
- o CFPP Leveraging – complete process of leveraging CFP funds for the modernization of 66 units at Lakeview Terrace, balcony repair and window replacement at Olde Cedar, replacement of roofs at Olde Cedar, and major elevator repairs and ADA/security enhancements at several properties. Pursue additional CFP-leveraged funding for rebuilding Garden Valley and the comprehensive modernization of units at some combination of Carver Park, Cedar Extension, Lakeview Terrace, Outhwaite, and Woodhill.

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

If yes, list developments or activities below:

- o Replacement Housing Factor (RHF) plan – implement the plans for second increment funding that also involves obtaining Low Income Housing Tax Credits for 90 new units at Riverside Park; and first increment funding for six new units at Puritas Gardens, the acquisition of apartment buildings and scattered site units, and/or the development of new public housing units.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Valleyview 1b. Development (project) number: OH3-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> - land to Valleyview development partnership
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(6/2/06)</u>
5. Number of units affected: None (vacant land from demolition of 243 units)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2006 b. Projected end date of activity: 9/2006 (dispo of land for construction start)

Demolition/Disposition Activity Description
1a. Development name: Valleyview 1b. Development (project) number: OH3-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> - excess land for Towpath Trail
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/15/07)</u>

5. Number of units affected: None (vacant land)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/2007 b. Projected end date of activity: 12/2007

Demolition/Disposition Activity Description
1a. Development name: Outhwaite
1b. Development (project) number: OH3-003 & 015
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/26/06)
5. Number of units affected: None (vacant land on Woodland Ave. near E.51 st St.)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/2006 b. Projected end date of activity: 10/2006

Demolition/Disposition Activity Description
1a. Development name: Riverside Park
1b. Development (project) number: OH3-008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> - land to Riverside Park L.P.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (5/2/06)
5. Number of units affected: None - land for development of 90 new units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 5/2006 b. Projected end date of activity: 9/2006 (dispo of land for construction start)

Demolition/Disposition Activity Description	
1a. Development name:	Garden Valley
1b. Development (project) number:	OH3-013
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(3/31/07)</u>
5. Number of units affected:	48 units (2 vacant buildings: C40 & C41) and up to another 250 units identified as Phase 1 of the Master Plan
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 3/2007 b. Projected end date of activity: 12/2007

Demolition/Disposition Activity Description	
1a. Development name:	Garden Valley
1b. Development (project) number:	OH3-013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> - if necessary for tax credit development
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(3/31/07)</u>
5. Number of units affected:	None - land for Phase 1 of Redevelopment Plan
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 3/2007 b. Projected end date of activity: 12/2007

Demolition/Disposition Activity Description	
1a. Development name:	Willson Apartments
1b. Development (project) number:	OH3-024
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(6/30/07)</u>
5. Number of units affected: None (vacant land near Perkins Court)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/2007 b. Projected end date of activity: 12/2007

Demolition/Disposition Activity Description
1a. Development name: Administrative Annex (2711 Church Avenue)
1b. Development (project) number: OH3-025
2. Activity type: Demolition <input checked="" type="checkbox"/> - Office building Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
3. Date application approved, submitted, or planned for submission: <u>(9/2006)</u>
5. Number of units affected: 0 units - Office building only
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2006 b. Projected end date of activity: 4/2007

Demolition/Disposition Activity Description
1a. Development name: Administrative Annex (2711 Church Avenue)
1b. Development (project) number: OH3-025
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> - Land for Riverview HOPE VI & Gillespie project
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/27/06 & 6/12/06)</u>
5. Number of units affected: None - Land & Parking lots on Church/West 28 th only
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2006 b. Projected end date of activity: 7/2007

Demolition/Disposition Activity Description	
1a. Development name: Riverview (family site)	
1b. Development (project) number: OH3-025	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> (if developed as park)
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(3/31/07)</u>	
5. Number of units affected: None (vacant land behind Riverview Tower)	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 4/2007	
b. Projected end date of activity: 12/2007	

Demolition/Disposition Activity Description	
1a. Development name: Puritas Gardens	
1b. Development (project) number: OH3-056	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(7/20/2005)</u>	
5. Number of units affected: 2 units (1 building)	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 10/2006	
b. Projected end date of activity: 2/2007	

Demolition/Disposition Activity Description	
1a. Development name: Superior Terrace	
1b. Development (project) number: OH3-076	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/31/07)</u>
5. Number of units affected: None (vacant land on Superior Ave.)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2007 b. Projected end date of activity: 12/2007

Demolition/Disposition Activity Description
1a. Development name: Scattered Homes
1b. Development (project) number: OH3-106
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(10/30/2006)</u>
5. Number of units affected: 3 units @ 3817 E. 53 rd , 3131 W. 90 th and 6700 Wakefield
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development – 3 single family houses with structural problems <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2006 b. Projected end date of activity: 3/2007

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: See below	
1b. Development (project) number: See below	
2. Designation type:	
Occupancy by only elderly families <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (1/18/2001) extended 1/24/2006	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan	
6. Number of units affected: 2,460	

7. Coverage of action (select one)

Part of the development

Total development

	1a. Development Name	1b. Number	6. Number of Units	7. Part/Total
1	Addison Square	OH3-034	220	Total
2	Apthorp	OH3-037	163	Total
3	Beachcrest	OH3-035	234	Total
4	Bohn Tower	OH3-042	264	Total
5	Cedar Extension	OH3-011	155	Total
6	Euclid Beach	OH3-052	150	Total
7	Fairway Manor	OH3-077	55	Total
8	King Kennedy North	OH3-026	176	Total
9	LaRonde	OH3-030	56	Total
10	Lorain Square	OH3-040	111	Total
11	Mt. Auburn	OH3-039	105	Total
12	Oakwood Villas	OH3-054	92	Total
13	Riverview Towers	OH3-025	471	Total
14	Scranton Castle	OH3-036	160	Total
15	Union Court Apts.	OH3-119	48	Total

Designation of Public Housing Activity Description	
1a. Development name:	Riverside Park (new senior building)
1b. Development (project) number:	new development (Replacement Housing Factor plan)
2. Designation type:	Occupancy by only elderly families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>10/2006</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan
6. Number of units affected:	28 proposed new units
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Garden Valley (new senior building)	
1b. Development (project) number: new development	
2. Designation type:	Occupancy by only elderly families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (9/2007)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan
6. Number of units affected: 40-50 proposed new units	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Collinwood or Lee-Harvard (new senior building)	
1b. Development (project) number: new development (Replacement Housing Factor)	
2. Designation type:	Occupancy by only elderly families <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (6/2007)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan
6. Number of units affected: 40-50 proposed new units	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Turnkey III Homeownership Program 1b. Development (project) number: OH# 305, 343, 347, 348, 349, 351, 360, 361, 362, 363, 364, 365, 366, 367, 368, and 369
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/04/71)
5. Number of units affected: Total 351/ Remaining 31
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Site Homeownership Program
1b. Development (project) number:	OH3-073, OH3-106, Riverview HOPE VI Scat. Sites
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) 24 CFR Part 906 (Final Rule published 3/11/03) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(3/2007)
5. Number of units affected:	10-20 single family houses
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development: Scattered Rehab. (OH3-073 – 124 of 153 & any Riverview HOPE VI single family scattered sites) <input checked="" type="checkbox"/> Total development: Scattered Homes (OH3-106 – all 54)

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Eligible applicants must:

- (1) Have completed an initial Housing Choice Voucher Program (HCVP) lease term;
- (2) Not owe any program-related outstanding debts;
- (3) Be a first time homeowner;
- (4) Complete twelve months full-time employment, or to be exempt from employment criteria, have a family member who is elderly or disabled;
- (5) Meet all minimum income requirements without welfare assistance sources.

Additional eligibility criteria are elaborated in the HCVP Administrative Plan.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Work Force Development & Employment</i>				
Workforce Development	150	Self select	Resident Services: Work Force Development Div.	Public Housing residents
GED Classes/Computer Training	350	Self select	Cleveland Municipal Schools, Bellaire Puritas Dev. Corp.	Public Housing residents
Resident Apprenticeship Program	10-20	Adults & Youths	Resident Empowerment Organization (REO)	Public Housing residents
Resident Choice Training Skills Development Program	77	Random selection through lottery system	Resident Services: Work Force Development Div.	Public Housing residents
Job Match	65	Outreach to HOPE VI residents (Lakeview & Riverview)	Vocational Guidance Services	Public Housing residents
Financial Literacy	30	Outreach to HOPE VI residents (Riverview)	WECO	Public Housing residents
Work Force Development Center	100-200	Adults & young adults	Resident Services: Work Force Development Div.	Public Housing residents
Youthbuild	60	Young Adults & Youth	Resident Services: Work Force Development Div.	Public Housing Residents
<i>Prevention/Intervention/ Education Programs</i>				
After-school programs	150-200	Youth	Bellaire Puritas, Friendly Inn, St. Malachi, Cleveland Public Theatre	Public Housing residents

Home-based school readiness program	100	Parent/Guardians with 3-5 year old children	Home Instructional Program for Preschool Youngsters (HIPPY)	Public Housing residents
Substance abuse treatment program for women with children	135	Adult women with children Self select	Miracle Village/East Side Catholic Center and Shelter	Public Housing residents and community
Structured recreational activities (Cal Ripkin, Youth Enrichment, Muni)	600	Self select	CMHA Resident Services Dept.	Public Housing residents
Healthy CMHA Minority Health Program	100	Youth	Resident Services: Youth Services Div.	Public Housing residents
CMHA Collaboration w/CWRU "Obesity in the built environment"	32	Youth	Resident Services Youth Services Div.	Public Housing Residents
Escort services (Care Team)	800	Seniors	Community Re-entry	Public Housing residents
Podiatry services	500	Seniors Self select	Dr. Dwight Scott	Public Housing residents
Education and holiday dinners	6000	Ages 3-13	Lighthouse Inc	Public Housing residents
Family To Family Neighborhood System of Care (Foster Care)	250	Central Area residents Self select	CMHA Resident Services Dept., Cuy. Co. Children and Family Services Dept.	Public Housing Residents and Central Community
Primary Health Care Clinics	100	Self select	Care Alliance	Public Housing residents
AIDS Prevention and Education	3000	Self select	Project Safe/CMHA	Public Housing residents and community
Transportation	7000	Self select	CMHA Transportation/Maintenance Dept.	Public Housing residents
Family health and counseling	175	Self select	Beech Brook	Public Housing residents and community
Hunger Center	3,000	Self select	St. Peter Claver	Public Housing residents and community
Senior services	175	Seniors	Retired Senior Volunteer Program (RSVP)	Public Housing residents and community
Community Policing	All residents	Self select	Community Police/Narcotics Unit	Public Housing residents
<i>Resident Services Internal Programs</i>				
Youth Services Division	1000	Ages 1-18	CMHA Community Centers	Public Housing residents
Do to the Right Thing	35	High school or college youth 14-18 years of age with a 2.0 GPA	various CMHA departments	Public Housing residents
Mental Health Referral	50-75	Referral from Social Service Coordinators	Resident Services: Supportive Services Div.	Public Housing residents
Social service coordination	1500	Self select and referral	Resident Services Dept.	Public Housing residents

Griot Program	100	Youth	Resident Services Dept.: Youth & Senior Services Divisions	Public Housing residents
Spa Days	300	Seniors	Resident Services: Senior Services Div.	Public Housing residents
Neighborhood Network Labs	1000	All residents	Resident Services: Work Force Development Div.	Public Housing residents
<i>Transitional Housing Programs</i>				
Transitional housing for homeless males	70	Homeless recovering males	Salvation Army (Willson Tower to Social Services Mall)	Open to community
Transitional housing for male adults recovering from chemical dependencies	45	Recovering homeless males 18+	Y-Haven I (Social Services Mall)	Open to community
Transitional housing for male adults recovering from chemical dependencies	45	Recovering homeless males 18+	Y-Haven II (Social Services Mall)	Open to community
Transitional housing for male adults recovering from chemical dependencies	25	Recovering homeless males 18+	Y-Haven III (Social Services Mall)	Open to community
Bridging the Gap (assists homeless in obtaining public housing)	200	18 yrs. and over	Northeast Ohio Coalition for the Homeless (NEOCH)	Open to Community

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	117	188 (7/26/06)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

Refer to Attachment C: Implementation of Public Housing Resident Community Service Requirement.

13. PHA Safety and Crime Prevention Measures

0[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Bellaire Gardens/Townhouses
Carver Park
Garden Valley
Lakeview Terrace
Olde Cedar/Cedar Extension
Outhwaite
Riverside Park
Woodhill

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

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

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

2. Which developments are most affected?

- Bellaire Gardens/Townhouses
- Carver Park
- Garden Valley
- Lakeview Terrace
- Olde Cedar/Cedar Extension
- Outhwaite
- Riverside Park
- Woodhill

C. Coordination between PHA and the police

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

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

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

- Bellaire Gardens/Townhouses
- Carver Park
- Garden Valley
- Lakeview Terrace
- Olde Cedar/Cedar Extension

Outhwaite
Riverside Park
Woodhill

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment

Note: HUD discontinued funding for the PHDEP program starting in 2002.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

As a result of QHWRA, tenants of family units are allowed to have pets that meet CMHA policy. In 2001, CMHA adopted the existing Pet Policy for highrise/elderly estates, and applied it to both highrise/elderly estates and family estates. CMHA believes this policy is in accordance with HUD's Final Rule on Pet Ownership in Public Housing, and has made it a part of the Admissions and Continued Occupancy Policy (ACOP). For 2002, CMHA amended the Pet Policy to allow dogs and cats within specified size limitations at single-family scattered site houses.

The Pet Policy is summarized in Attachment K.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit (FY2005) submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?

5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

Project identification – CMHA has consolidated over 50 projects and numerous development numbers into 12 project groupings for project-based management and accounting, in accordance with the HUD Operating Fund Final Rule. The proposed Asset Management Project (AMP) groupings for 2007 are listed in Attachment H: Public Housing Asset Management Table.

Training – several CMHA staff members have participated in training for project-based accounting and management, and training will be scheduled for many others as more is known about HUD expectations under the new Operating Fund rule.

Accounting – CMHA will have project-based budgets and financial statements in place for each AMP by October 1, 2006 in order to meet the “stop-loss” criteria issued by HUD in connection with the Operating Fund Final Rule and guidance.

Planning – a consolidated planning process is utilized to develop the annual operating and capital budgets that is based upon individual estate work plans, with resource allocation based upon:

- (1) REAC Physical Inspection results
- (2) PHAS Management Operations performance
- (3) Capital Fund plans
- (4) Maintenance Plan

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment G
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

Note: The Ohio Revised Code (chapter 3735.27) requires that "after March 15, 1983, at least one of the (board) members appointed by the chief executive officer of the most populous city shall be a resident of a dwelling unit owned or managed by the housing authority... If there is an elected, representative body of all residents of the housing authority, then the chief executive officer shall, whenever there is a vacancy in this resident term, provide written notice of the vacancy to the representative body. If the representative body submits to the chief executive officer, in writing and within sixty days after the date on which it was notified of the vacancy, the names of at least five residents of the housing authority who are willing and qualified to serve as a member, then the chief executive officer shall appoint to the resident term one of the residents recommended by the representative body."

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Cleveland, Cuyahoga Urban County, and East Cleveland

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

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

Support Rental Housing Need:

- Continue voucher assistance for special needs population
- Apply for and issue additional Section 8 vouchers
- Support tax credit rental housing development
- Landlord outreach and tenant opportunity counseling
- HOPE VI Housing Revitalization
- Modernization of public housing estates

Support Homeless Needs:

- Units provided for Transitional Housing programs
- Up to 1,258 vouchers are made available through Gateway Program for clients referred by over 20 social service providers
- SRO units are available through contracts with Famicos Foundation and Kinsman Care

Support Resident Initiatives:

- Reduce risk factors associated with drug use
- Youth violence intervention
- Health services
- Job training and other economic self sufficiency programs
- Support of resident involvement activities through PAC
- Training of residents to fill maintenance and management jobs

Support Homeownership Opportunities:

- Second mortgage assistance for Cleveland's Homeownership Zone through HOPE VI program
- Administration of a HCVP Homeownership program

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
See 2 above.

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and Significant Amendment or Modification”

[24 CFR Part 903.7 (r)]

While housing authorities may change or modify their plans and policies described in them, any “significant amendments or modification” to the plan will require the submission of a revised Agency Plan that has met the full public process requirement. CMHA will consider the following actions to be “significant amendments or modifications” with an exception allowed for actions due to changes in HUD regulatory requirements.

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

HUD also requires that housing authorities explain “substantial deviations” from the 5-Year Annual Plan in their Annual Plan. “Substantial deviations” to CMHA’s 5-Year Plan shall consist of the elimination of a goal or objective without being completed or a significant change to a goal or objective, represented by more than a one year change to the completion date or more than a 30% reduction of an objective activity amount.

Attachments

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

Certifications:

- (1) PHA Certifications of Compliance with the PHA Plans and Related Regulations
- (2) Board Resolution #133-06, Authorizing and Adopting the PHA Plan for FY2007
- (3) Certifications by State and Local Official of PHA Plans Consistency with the Consolidated Plan (HUD50075) – City of Cleveland
- (4) Certification for a Drug-Free Workplace (HUD50070)
- (5) Certification of Payments to Influence Federal Transactions (HUD50071)
- (6) Disclosure of Lobbying Activities (SF-LLL)

Attachments:

A: Admissions Policy for Deconcentration

B: FY2007 Capital Fund Program (CFP) Annual Statements (oh003b01)

- Annual Statements for CFFP funds (oh003a01)
- Annual Statements for open CFP grants (oh003c01)
- Annual Statements for open RHF grants (oh003d01)

C: Implementation of Public Housing Resident Community Service Requirements

D: PHA Management Organizational Chart

E: FY2007 Capital Fund Program 5 Year Action Plan (oh003e01)

F: Voluntary Conversion Initial Assessments

G: Comments of Resident Advisory Board or Boards

H: Public Housing Asset Management Table

I: Public Comments and Response (oh003i01)

J: Impediments to Fair Housing Strategy

K: Pet Policy

L: Progress Statement of Goals and Objectives

M: Resident Membership of the PHA Governing Board

N: Membership of the Resident Advisory Board

O: Section 8 Project-Based Vouchers

P: Section 8 Homeownership Capacity Statement

Attachment A

Admissions Policy for Deconcentration

It is the intention of the CMHA to promote Deconcentration of Poverty and Fair Housing in Programs Admissions at all public housing estates subject to deconcentration and income-mixing requirements as published by HUD (24 CFR Part 903; Rule to Deconcentrate Poverty and Promote Integration in Public Housing: Final Rule, dated December 22, 2000).

Once it is determined that an estate is subject to the deconcentration of poverty and income mixing requirements as identified in 3.A.(6) of the Annual Plan, the CMHA will utilize any, all, or none of the following strategies to accomplish the identified goals for deconcentration and income mixing:

- (1) Provide estate specific rent incentives and/or amenities to attract higher income families to estates where the average income is below the Established Income Range.
- (2) Target investment and capital improvements to estates where the average income is below the Established Income Range in order to attract higher income families.
- (3) Establish a preference for admission of working families to estates where the average income is below the Established Income Range.
- (4) Skip a family on the waiting list in order to reach another family in an effort to further the agency goals of deconcentration and income mixing.
- (5) Work with community partners to provide training, employment and/or other economic opportunities to assist current residents and their family members in achieving economic self-sufficiency and increased incomes.

CMHA will review annually the estates subject to the deconcentration of poverty and income mixing requirements and publish the affected estates and proposed strategies in the PHA Annual Plan, as required by HUD.

Attachment B

FY 2007 Capital Fund Program (CFP) Annual Statement

See attached schedules:

FY2007 Annual Statements (file oh003b01)

CFFP Statement (oh003a01)

Open CFP grants (oh003c01)

Open RHF grant (oh003d01)

Attachment C

Implementation of Public Housing Community Service Requirements

In 2001, the Cuyahoga Metropolitan Housing Authority (CMHA) implemented the HUD-mandated Community Service requirement for non-working adult residents who are not in compliance with Ohio Works First/Welfare Reform requirements and do not meet criteria for an exemption. The plan requires residents to perform volunteer work at a minimum of 8 hours a month and report their compliance as part of their annual reexamination. CMHA incorporated the community service requirement into the Public Housing Dwelling Lease, which became effective April 1, 2001, and the Admissions and Continued Occupancy Policy (ACOP) for 2001.

Initially, all public housing residents were advised of how to comply with the community service requirement through a written notice in December 2000. Due to changes in HUD regulations, residents were re-notified in January 2002 that the community service requirement would only apply to residents of HOPE VI estates. Then in July 2003, another letter was sent to all households to notify them that the community service requirement was again applicable to all public housing residents.

Eligible residents are required to identify their community service work assignments and provide documentation to the Housing Services Department indicating their compliance with the regulation. Individual residents having difficulty identifying work assignments will be referred to CMHA's Resident Services Department for assistance. Work assignments will be identified within the housing authority and local community as necessary.

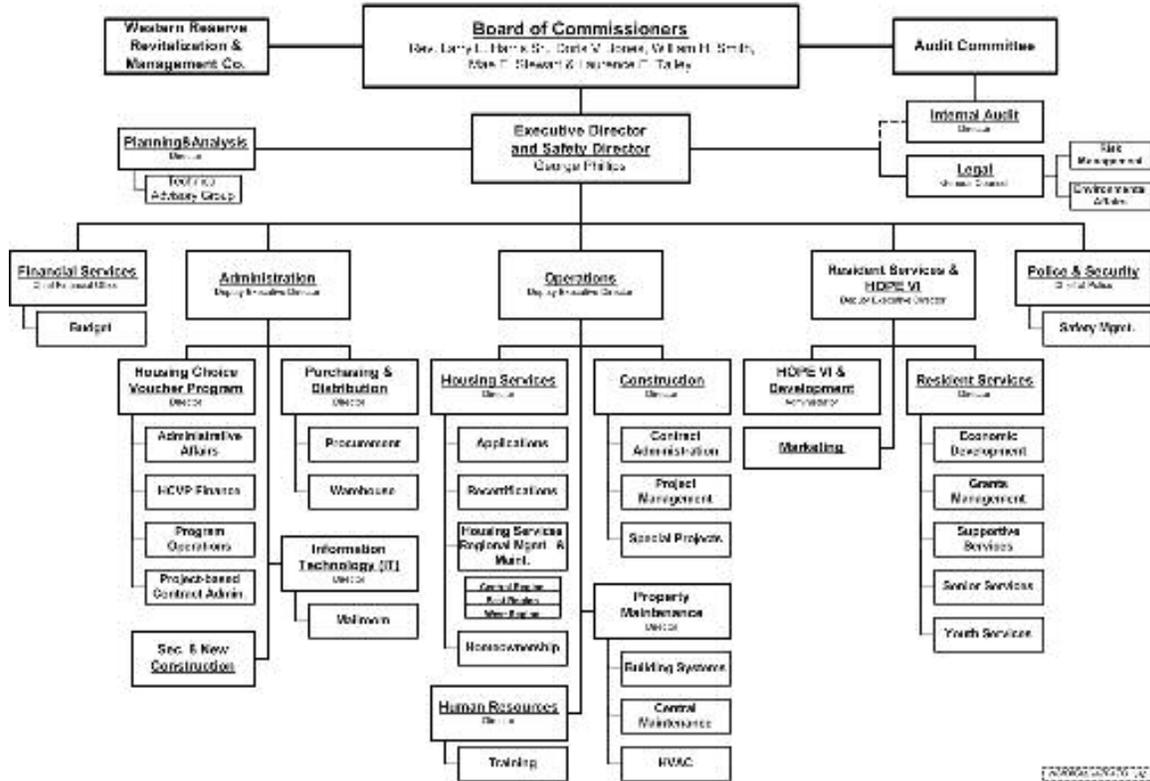
Residents assigned to work in outside agencies by Resident Services are covered under CMHA's existing insurance policies in the event of injury. The liability from CMHA would be transferred to the outside agency through the signing of a release. Separate coverage, however, would have to be secured by CMHA for the Community Service Program.

Attachment D

PHA Management Organizational Chart

Cuyahoga Metropolitan Housing Authority

July 20, 2004



Attachment E
Capital Fund Program 5-Year Action Plan

See attached schedules.

(file oh003e01)

Attachment F

Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
30 developments
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)?
21 developments
- c. How many Assessments were conducted for the PHA's covered developments?
An assessment was conducted for each of the 30 developments that were subject to the Required Initial Assessments.
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments?
None of CMHA's developments are appropriate for conversion.
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Attachment G

Comments of Resident Advisory Board

Public Housing:

The Executive Committee of the Progressive Action Council (PAC), which is the official county-wide tenant organization for CMHA residents, performed the role of resident advisory board for the public housing program. Under the direction of their President, Lillian Davis, they reviewed the FY2007 Public Housing Agency Plan documents, which included the table for FY2007 Public Housing Agency Plan Changes, Changes to the Admissions and Continued Occupancy policy (ACOP), and Summary of Proposed Administrative Plan Changes.

PAC provided their remarks in a letter from Lillian Davis that stated the following:

“ I am writing on behalf of the Progressive Action Council (PAC) and the residents of the Cuyahoga Metropolitan Housing Authority (CMHA), that after a careful review of the proposed changes and additions to the Public Housing Agency Plan for FY2007, we are in full support of the changes and additions.

We sincerely hope that these amendments are met with final approval and authorization.”

Housing Choice Voucher Program:

On August 30, 2006, a meeting was held with several Housing Choice Voucher program participants who comprise the Section 8 Resident Advisory Board to discuss proposed revisions to the HCVP Administrative Plan and FY2007 CMHA Agency Plan.

HCVP Participants: Lynda Goldsborough, Rochelle Sessor, Kimberly Chester, Carla Griffin, Mary B. Cox, and Anjanette Washington

CMHA staff: Roberta Witt, Paulette Childs, and Scott Pollock

Mrs. Witt welcomed the attendees and explained the purpose of the meeting was to review proposed changes to CMHA’s Agency Plan and Administrative Plan documents and invite comment. Attendees received hand-outs that summarized the changes to the FY2007 Public Housing Agency Plan and the HCVP Administrative Plan. Mr. Pollock gave a brief overview of the Public Housing Agency Plan and how the Administrative Plan is incorporated into it. Ms. Childs provided an explanation of the proposed changes to the Administrative Plan by chapter. As part of the discussion, attendees were given the opportunity to make comments or ask questions, which are summarized below:

- **How is income from seasonal work reported?** Any changes in income should be reported within thirty (30) days of the change. If income is from seasonal or part-time employment it will be annualized.
- **What if my income goes down in the Home Ownership program?** It should be reported to your caseworker.
- **Is it ok to self-certify if your spouse leaves?** In accordance with the Admin plan, a notarized affidavit is an acceptable document for self-certification.
- **How far back will you go for criminal background checks?** Any criminal activity on any member of the household age 18 years and older since admission to the program.
- **If you are hospitalized, is adjustment made on your rent?** If you are out of work for any length of time you should submit verification of any changes.
- **If you can't make your appointment, can you just call if you are in the hospital?** The new changes in the reexamination process will allow participants to come in on their appointment date or come in on the walk-in dates. If you are unable to make either appointment, you should document your reason for missing the appointment. Accommodations will be made for persons with disabilities or emergencies.
- **What if the landlord raises my rent because I make more?** Once the landlord signs the HAP contract, he cannot raise your rent without written justification or approval. When a reexamination is processed it may change your portion of the rent but it does not change the amount of the contract rent.
- **Can I move to a three (3) bedroom house if I have a one bedroom voucher?** Only if the rent is equal to a one bedroom voucher – CMHA will only pay the voucher amount.
- **Can I get a copy of my voucher?** Yes.
- **Explain victim of violence.** If a participant is assaulted, stalked or threatened and the police are called; the participant cannot be terminated from the program or evicted from the unit if there is documentation that she/he is a victim of domestic violence.
- **Who is an illegal occupant?** Anyone who resides/lives with you and is not on your voucher.
- **What is HAP Calculation and payment standard referred to in Chapter 20 Special Housing?** The existing wording has changed to reflect exactly what is in the regulation.
- **After the first year, if the rent is raised, will you be required to move right away?** No, it depends on your landlord and your lease. In order for the rent to increase, it has to be a reasonable. There is a process to determine if the increase is justifiable.
- **Can the landlord raise the rent after 60 Days?** No, he is in a contract for a year.

Attachment H

Public Housing Asset Management Table

Asset Management Project (AMP) groupings proposed for 2007:

CMHA UNIT INVENTORY		PROJECT UNITS:									
6/30/06		TYPE:			BEDROOM SIZE:						
AMP ESTATE NAME	OH #	FAMILY	HIRISE	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	TOTAL
901 CEDAR EXTENSION	3011	241	156	0	104	98	108	87	0	0	397
901 CEDAR EXTENSION Ext.1	3023	12	0	0	0	0	12	0	0	0	12
901 OLDE CEDAR	3014	312	0	0	39	181	86	6	0	0	312
901 OLDE CEDAR MROP	3088	238	0	0	15	158	65	0	0	0	238
901 Cedar Central		803	156	0	158	437	271	93	0	0	959
902 OUTHWAITE (Ext.1)	3003	251	0	0	67	117	57	10	0	0	251
902 OUTHWAITE (Miracle Village)	3015	167	0	12	26	96	14	19	0	0	167
902 OUTHWAITE (MROP)	3096	224	0	0	28	101	75	20	0	0	224
902 OUTHWAITE (HOPE VI)	3108	111	0	0	15	39	37	20	0	0	111
902 Outhwaite		753	0	12	136	353	183	69	0	0	753
903 CARVER PARK	3007	256	0	0	106	84	46	20	0	0	256
903 CARVER PARK (MROP)	3092	217	0	0	28	64	101	16	8	0	217
903 CARVER PARK HOPE VI - I	3110	190	0	0	9	55	70	55	1	0	190
903 CARVER PARK HOPE VI - II	3115	89	0	0	3	30	25	30	1	0	89
903 Carver Park		752	0	0	146	233	242	121	10	0	752
904 KING KENNEDY NORTH	3026	0	188	0	186	2	0	0	0	0	188
904 KING KENNEDY SOUTH	3018	24	355	127	186	42	24	0	0	0	379
904 RENAISSANCE (KKS MROP)	3086	66	0	0	0	0	36	20	10	0	66
904 DELANEY (KKS HOPE VI)	3107	126	0	0	0	18	90	12	6	0	126
904 PHOENIX VILLAGE Ph. 1	3109	45	0	0	0	9	29	7	0	0	45
904 PHOENIX VILLAGE Ph. 2	3114	53	0	0	0	11	31	11	0	0	53
904 King Kennedy		314	543	127	372	82	210	50	16	0	857
905 ADDISON SQUARE	3034	0	226	0	225	1	0	0	0	0	226
905 SPRINGBROOK	3022	24	202	16	186	24	0	0	0	0	226
905 SUPERIOR TERRACE	3076	0	0	0	0	0	0	0	0	0	0
905 WADE APTS.	3021	37	196	6	190	37	0	0	0	0	233
905 WILLSON APTS.	3024	56	244	161	82	1	24	32	0	0	300
905 Hough		117	868	183	683	63	24	32	0	0	985
906 GARDEN VALLEY (original)	3013	404	0	0	73	183	73	74	1	0	404
906 GARDEN VALLEY (Ext.1)	3019	96	0	0	30	54	12	0	0	0	96
906 GARDEN VALLEY (Ext.2)	3020	100	0	0	25	45	24	6	0	0	100
906 GARDEN VALLEY (Ext.3)	3027	28	0	0	10	18	0	0	0	0	28
906 MILES-ELMARGE	3041	0	140	0	139	1	0	0	0	0	140
906 MT. AUBURN MANOR	3039	0	109	0	108	1	0	0	0	0	109
906 OAKWOOD GARDENS	3074	25	0	0	0	0	25	0	0	0	25
906 OAKWOOD VILLA	3054	0	92	0	91	1	0	0	0	0	92
906 UNION SQUARE	3044	0	174	0	173	1	0	0	0	0	174
906 Southeast		653	515	0	649	304	134	80	1	0	1168

AMP	ESTATE NAME	OH #	FAMILY	HIRISE	0	1	2	3	4	5	6	TOTAL
907	BEACHCREST TOWER	3035	0	245	19	186	40	0	0	0	0	245
907	EUCLID BEACH GARDENS	3052	0	150	0	149	1	0	0	0	0	150
907	LARONDE APTS.	3030	0	60	12	48	0	0	0	0	0	60
907	WOODHILL HOMES	3004	500	0	0	140	270	86	0	4	0	500
907	Eastside		500	622	31	689	312	86	0	4	0	1122
908	BOHN TOWER	3042	0	267	0	266	1	0	0	0	0	267
908	LAKEVIEW TERRACE	3016	545	0	0	178	239	118	7	1	2	545
908	LAKEVIEW TOWER	3031	0	213	0	212	1	0	0	0	0	213
908	Downtown		545	480	0	656	241	118	7	1	2	1025
909	CRESTVIEW APTS.	3017	0	223	2	119	102	0	0	0	0	223
909	MANHATTAN TOWER	330B	0	29	5	24	0	0	0	0	0	29
909	PARK DENISON	330A	0	39	4	35	0	0	0	0	0	39
909	RIVERVIEW FAMILY	3078	8	0	0	0	0	0	0	0	8	8
909	RIVERVIEW TOWER	3025	0	537	16	519	2	0	0	0	0	537
909	SCRANTON CASTLE	3036	0	63	0	62	1	0	0	0	0	63
909	SCRANTON EXTENSION	353A	0	102	0	102	0	0	0	0	0	102
909	WEST BOULEVARD	353B	0	120	0	119	1	0	0	0	0	120
909	Near West		8	1113	27	980	106	0	0	0	8	1121
910	BELLAIRE GARDENS	3033	0	285	167	116	2	0	0	0	0	285
910	BELLAIRE TOWNHOUSES	3071	60	0	0	0	32	28	0	0	0	60
910	FAIRWAY MANOR	3077	0	55	0	54	1	0	0	0	0	55
910	LORAIN SQUARE	3040	0	111	0	110	1	0	0	0	0	111
910	RIVERSIDE PARK	3008	417	0	0	39	239	112	27	0	0	417
910	Far West		477	451	167	319	243	144	55	0	0	928
911	BELLAIRE EIGHT	3116	8	0	0	8	0	0	0	0	0	8
911	HARVARD TOWNHOUSES	3044	6	0	0	0	0	6	0	0	0	6
911	JEFFERSON-WEST 5TH	3050	18	0	0	0	0	14	4	0	0	18
911	LANDON	3038	10	0	0	0	0	10	0	0	0	10
911	WALTON PLACE	3038	12	0	0	0	0	12	0	0	0	12
911	MILES SCATTERED	3041	1	0	0	1	0	0	0	0	0	1
911	NOAH EAST	3072	10	0	0	0	0	6	4	0	0	10
911	PURITAS GARDENS	3056	26	0	0	0	0	26	0	0	0	26
911	SCATTERED HOMES	3106	54	0	0	0	4	33	16	1	0	54
911	SCATTERED REHAB.	3073	153	0	0	0	61	88	4	0	0	153
911	SCATTERED TOWNHOUSES	3075	54	0	0	0	0	54	0	0	0	54
911	WOODHILL SCATTERED	344A	17	0	0	0	0	2	13	0	2	17
911	WOODHILL SHALE (Sunrise)	342A	14	0	0	0	0	0	8	0	6	14
911	Small or Scattered		383	0	0	9	65	251	49	1	8	383
920	ADDISON TOWNHOUSES	3032	36	0	0	0	0	8	21	0	7	36
921	EASTSIDE HOMES	3112	48	0	0	0	9	32	7	0	0	48
921	UNION COURT	3119	0	48	0	48	0	0	0	0	0	48
941	VALLEYVIEW HOMES	3001	243	0	0	51	113	59	11	8	1	243
922	WESTSIDE HOMES	3111	38	0	0	12	26	0	0	0	0	38
PUBLIC HOUSING TOTAL			5670	4796	547	4908	2587	1762	595	41	26	10466
	-- Family		54.2%	45.8%	12	903	2331	1762	595	41	26	5670
	-- Highrise				535	4005	256	0	0	0	0	4796

Attachment I
Public Comments and Response

See attached documents.

(file oh003i01)

Attachment J
Strategy for Addressing Impediments to Fair Housing Choice

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE	
Major Impediments Identified in Consolidated Plan	CMHA Action Plan
Lack of a coordinated approach to fair housing throughout the Cuyahoga County region.	Development of Agency Plan included review of the housing needs assessment of the Consolidated Plan(s) and collaboration with City and County housing administrators.
Inadequate enforcement measures by the U.S. Department of Housing and Urban Development to ensure recipients of CDBG funds are taking actions to affirmatively further fair housing.	Outside the control or influence of CMHA
NIMBY-ism attitudes among community residents.	Deconcentration in public housing. Landlord outreach and housing opportunity counseling in Section 8 program.
Inadequate supply of public housing.	Expanded Section 8 program size, replacement housing, tax credit development, homeownership development and site based section 8 assessment.
Existence of a dual housing market –or one market for blacks and a separate market for whites.	Analysis of minority needs and measures to serve. Race/ethnicity tracking of the families served and location housed. Coordination with Cuyahoga Plan to follow-up on all reported cases of discrimination. Adequate payment standards to provide access to neighborhoods of low poverty and minority concentration.
Lending industry refused to support the lending demands of low-income and minority neighborhoods.	Homeownership Program with Community Reinvestment Act participation
Inadequate public transportation system contributes to segregation by limiting suburban job opportunities for urban residents.	Payment standards aligned to cost of rental housing throughout jurisdiction. Identification of areas of opportunity with adequate transportation as part of family briefing. Study to determine feasibility of deducting travel costs related to employment from the calculation of income.
Discrimination against, and scarce and limited housing opportunities for persons with disabilities.	Preference for families referred by supportive service agencies for 700+ families and public housing stock supply study.
Discrimination against persons under the protected classes in provision of property insurance	Inclusion of property insurance participation in affordable homeownership program.

Attachment K

Pet Policy

Summary of CMHA Pet Policy

CMHA defines “pet” to mean dogs, cats, parakeets, canaries, finches, hamsters, guinea pigs, fish and turtles. Any animals not included in the definition are excluded. Cats and dogs are distinguished from other pets as “fur-bearing” animals. There is a specified size restriction for cats and dogs, and they must be licensed and registered. Animals specifically trained to assist, support, or provide service to persons with disabilities, are not considered pets for the purposes of this policy.

Although the Pet Policy is applicable for all CMHA properties, only elderly or handicapped residents of high-rise or elderly properties are allowed to have fur-bearing pets (dogs and cats). For FY2002, CMHA is amending this policy to allow residents of CMHA single-family scattered site housing to own dogs and cats that are within the specified size restriction. All other defined pets may be kept at any CMHA property.

Pets must be appropriately leashed, caged, or contained when moving through a building, and will not be permitted in any public meeting or community rooms, dining areas, laundry rooms or other public gathering spaces. All pets must be registered with Management, and a Pet Security Deposit equivalent to one month's rent is required. The Pet Policy also lists the registration process, discusses sanitation, defines unacceptable behavior, and the need to identify an alternate caretaker.

This Pet Policy is included in the CMHA Admissions and Continued Occupancy Policy (ACOP), which was subject to the same public review and Public Hearing process as the FY2001 PHA Plan. It was adopted at the November 1, 2000 Board of Commissioners meeting, and was amended at the October 3, 2001 Board of Commissioners meeting.

Attachment L

Progress Statement on Goals and Objectives

Progress in meeting Goals and Objectives of the Five-Year Plan (2005-2009) through July 2006:

Public Housing program:

- decreased vacancy rate adjusted for modernization from 3% as of 12/31/04 to 2% as of 6/30/06
- reduced vacant unit turnaround time from 72 days in 2004 to 56 days in 2005
- submitted and awarded Tax Credits for Phase I of Valleyview HOPE VI redevelopment in 2005
- submitted and awarded Tax Credits for 90 additional units at Riverside Park in 2006
- submitted \$14 million bond leveraging project utilizing CFP funds through OHFA in 2006
- developed plans to construct 90 new units at Riverside Park and 8 new units at Puritas Gardens in 2005 as part of Replacement Housing Factor (RHF) plan
- acquired new apartment building on Bellaire Road (8 units) in 2005
- maintained standard performer designation with PHAS score of 81% in 2005
- implemented full site-based accounting and management systems in 2006
- reviewed ACOP policies and made changes for 2006
- concluded master planning study of Garden Valley in 2006
- proceeded with demolition plans: 243 units demolished at Valleyview in 2005, 8 units at Riverside Park in 2006, and plan approved for 2 units at Puritas Gardens
- completed 1993 HOPE VI grant with completion of Outhwaite Community Center in 2005
- moved 1995 HOPE VI grant toward close-out with completion of 279 on-site units at Carver Park and with significant progress on construction of 192 off-site units in 2006
- moved 1996 HOPE VI project toward implementation at Riverview with development and approval of new implementation plan, and completion of 66 units in Phase 2 at Lakeview in 2006
- completed construction of 98 new units at King Kennedy North (Phoenix Village) in 2005
- maintained Designated Housing Plan for the elderly at 15 public housing properties in 2006
- received grants from foundations to provide resident services for Valleyview relocated residents in 2005

Section 8 program:

- achieved high-performer rating from HUD for 2005 SEMAP score of 91%
- reviewed Administrative Plan policies and updated for 2006
- partnered with socialservice.com to list available Section 8 landlord properties
- maximized enrollment in voucher FSS program in 2006
- increased sales in HCVP Homeownership program to 34 as of 6/30/06

Attachment M

Resident Membership of the PHA Governing Board

Cuyahoga Metropolitan Housing Authority Board of Commissioners:

	Appointing Authority	Current Term	Term Expires	Name of Commissioner	Date Appointed
1	Cleveland Mayor	10/05 - 10/08	10/24/2008	Natoya J. Walker	6/16/06
2	Cleveland Mayor	10/04 - 10/07	10/24/2007	Doris Jones (resident)	12/31/01
3	Cleveland City Council	10/05 - 10/08	10/24/2008	William H. Smith <i>Vice Chair</i>	2/1/04
4	Cleveland City Council	10/04 - 10/07	10/24/2007	Laurence E. Talley <i>Chairman</i>	2/1/04
5	East Cleveland	10/03 - 10/06	10/24/2006	Robert E. Davis	1/11/06

Background:

In the State of Ohio, public housing agencies are created under chapter 3735 of the Ohio Revised Code as Metropolitan Housing Authorities. The territorial limits of a housing authority are defined by the state director of development, which for CMHA includes all of Cuyahoga County except for Chagrin Falls Township.

The board of a housing authority shall consist of five members appointed for three year terms and shall serve without compensation. For any housing authority district that contains a population of at least one million, as does the Cuyahoga MHA:

- two members shall be appointed by the municipal legislature authority of the most populous city in the territory;
- two members shall be appointed by the chief executive officer of the most populous city in the territory; and
- one member shall be appointed by the chief executive officer, with approval of the municipal legislature authority, of the city which has the second highest number of housing units owned or managed by the authority.

After March 15, 1983, at least one of the board members appointed by the chief executive officer of the most populous city shall be a resident of a dwelling unit owned or managed by the housing authority.

Attachment N

Membership of the Resident Advisory Board

The Resident Advisory Boards for the FY2007 PHA Plan process consisted of:

Public Housing:

The Progressive Action Council (PAC) Executive Committee:

Lillian Davis, President
Barbara Tate, Vice-President
Annie Davis, Secretary
Ruth White, Treasurer
William Stevens, Financial Secretary
Wilbur Arrington
Ella Jackson
Ananias Landon
John Nolder
Tamara Watson
Ivan Williams
William Reeves

Housing Choice Voucher Program:

Kimberly Chester
Mary B. Cox
Lynnda Goldsborough
Carla Griffin
Rochelle Sessor
Anjanette Washington

Attachment O

Section 8 Project-Based Vouchers

The Cuyahoga Metropolitan Housing Authority (CMHA) completed the initial implementation of a Project-based Voucher Program during 2004. The size of the program will not exceed 20% of the tenant-based voucher program. CMHA's goal is to attract owners of units that can be made available to low-income families in areas that: 1) meet HUD's deconcentration criteria, and 2) will encourage property owners to convert existing units, thereby increasing the number of units available to low income families and 3) provide special needs households with supportive services.

The total number of project-based units will not exceed 20% of the baseline number of units in the tenant-based voucher program. CMHA initiated this program by entering into a contract with one developer for 38 units during 2004. In 2006, a public process was initiated to attract new proposals for project-based units. Nineteen proposals were received that are under review for consideration. It is anticipated that several new contracts will be executed by the end of 2006.

Project-based voucher assistance provided by CMHA will be consistent with new HUD regulations, which include some of the following provisions: project-based assistance may now be used for existing units in addition to newly constructed or rehabilitated units; project-based assistance is now capped at 25% of the dwelling units in any one building, with exceptions for single family properties and dwelling units specifically for the elderly families, disabled families, or families receiving supportive services; project-based assistance may now be provided for a term of up to 10 years, subject to the future availability of appropriated funds; and other administrative issues concerning rents, tenant selection, family choice to move, vacant units, unit inspection and housing quality standards. CMHA has guidelines for public advertisement and competitive selection of units to be assisted with project-based voucher assistance.

Attachment P

Housing Choice Voucher Program Homeownership Capacity Statement

The Cuyahoga Metropolitan Housing Authority shall adopt the following provisions as eligibility criteria for participation in the HCVP Homeownership Program:

- Minimum homeownership down payment requirement of at least three percent, and an additional requirement that at least one percent down payment comes from the family's resources. Down payment funds may come from FSS Escrow, or Individual Development Account (IDA) Employer Matched Savings Program.
- Financing for the purchase of the home must comply with secondary mortgage market underwriting requirements, or comply with generally accepted private sector underwriting standards.
- Participants on the Family Self-Sufficiency (FSS) Program will have preference when applying to the HCVP Homeownership Program. In order to increase income to qualify for a loan, tenants may be encouraged to enroll in and complete the FSS Program.

Public Comments and CMHA Response

The following is a summary of the comments that were received verbally and/or in writing during the public review process for the FY2007 PHA Plan, including the CMHA response. In addition to the Public Hearing held on September 22, 2006, CMHA also held meetings with our community partners to discuss changes to the Housing Choice Voucher Program Administrative Plan, the Public Housing Admissions and Continued Occupancy Policy and the PHA Plan. Most of the written comments were submitted by Peter Iskin of the Legal Aid Society, who we would again like to acknowledge for his thorough review and thoughtful comments on these PHA Plan documents. Other written comments were received from Brian Davis of the Northeast Ohio Coalition for the Homeless (NEOCH).

The comments, followed by a CMHA response, are compiled for each of the following documents by topic and listed sequentially by section.

- A. Public Housing Agency Plan for Fiscal Year 2007 (“PHA Plan”);
- B. Changes to the Admissions and Continued Occupancy Policy (“ACOP”);
- C. Changes to the Housing Choice Voucher Program Administrative Plan; and
- D. Other Comments

A. Public Housing Agency Plan (PHA Plan) for FY2007

1. Annual Plan – Preference for Working Families {Section 3.B.(4)}

Comment: CMHA’s proposal to delete the preference for working families is commendable and should be adopted. [Legal Aid Society]

CMHA Response: Thank you.

2. Annual Plan – FMR {Section 4.B.1.(c)}

Comment: CMHA proposes to select the box titled “reflects market or submarket.” It seems that this selection is inappropriate because section 4.B.1.(c) seem to be inapplicable to CMHA. Section 4.B.1.(c) applies only to PHAs that have a payment standard that is higher than the FMR. CMHA’s payment standard is 100% of FMR and, therefore, not higher than the FMR. And CMHA has not stated an intent to increase its payment standard. Does CMHA intend to increase its payment standard to an amount that is higher than 100% of the FMR? [Legal Aid Society]

CMHA Response: In the PHA Plan document, CMHA has indicated that our payment standard is “Above 100%, but at or below 110%” to give us the flexibility to readily address the annual attempt by HUD to reduce the basis of our FMR level from the 50th to the 40th percentile, or in case it is needed in specific situations. By using this payment standard, it is appropriate to answer this section, which asks why the PHA has adopted this standard. In the new FMR

schedule just published by HUD, CMHA will still be at the 50th percentile level for 2007, which means that the payment standard will remain closer to the 100% of the FMR level.

3. Annual Plan – Garden Valley Demolition {Section 8.2}

Comment: In connection with the proposed demolition of Garden Valley, CMHA should adopt a dwelling unit replacement policy that is the same as (or similar to) the policy that, since 1997, it has adopted for all other CMHA public housing demolitions. The replacement policy for Garden Valley, like the earlier policies, should (i) require a one-for-one replacement of all dwelling units, except the one-bedroom units, and a one-for-three replacement of the one-bedroom units, (ii) require the replacement units to be project-based subsidized units (and not tenant-based vouchers), and (ii) permit the replacement units to be located on-site and off-site.

While the preferred project-based subsidy for these replacement units is the public housing program, an acceptable alternative is the project-based voucher program, provided that, for these project-based vouchers, (i) CMHA is not required to use more vouchers than it receives for the demolition of these units and (ii) CMHA imposes contract renewal requirements on CMHA and the owner(s) similar to those contained in the use agreements, between HUD and the owners, in the Low Income Housing Preservation and Resident Homeownership Act of 1990 (“LIHPRHA”).

Under the LIHPRHA use agreements, the renewal provision requires the owner to accept any HUD offer to renew the section 8 contract and requires HUD to offer the renewal to the extent authorized by law and to the extent that appropriated funds are available. The use agreement (including the renewal provision) remains in effect for the useful life of the project, which shall not be less than fifty years from the date of the agreement.

In addition, CMHA should adopt a policy that commits CMHA to work with the Garden Valley residents, and interested community groups and agencies, in the formulation and implementation of the plans and policies for the proposed demolition and renovation of Garden Valley. Those plans and policies include, for example, the relocation plans, the right of return policy, the Section 3 employment opportunities, and the management plans (and leases) for the renovated Garden Valley development. [Legal Aid Society]

CMHA Response: While a Master Plan was recently completed for the redevelopment of Garden Valley, it is still too early in the process to make any commitments about the specific aspects of the final development plan. CMHA remains committed to maintaining (if not increasing) the number of subsidized units for low-income families, and will certainly consider the suggested project-based voucher method as an approach to replacement housing. Between the new Operating Fund rule restrictions and declining amounts of Capital Funds from HUD, the funding for this project will be a real challenge, so creative replacement options will need to be considered. As with any of our major revitalization projects, it has been CMHA policy to work with the residents of the affected property and neighborhood, and interested community groups and agencies, in the formulation and implementation of the plans for any proposed demolition and renovation activities at these properties.

4. Annual Plan – Other Demolition and Disposition {Section 8.2}

Comment: A more detailed explanation of the reasons for the other proposed demolition of units and the proposed disposition of land, which are referenced in this section, would be helpful. [Legal Aid Society]

CMHA Response: All of the proposed and ongoing demolition and disposition plans were discussed in some detail at the PHA Plan community meeting, and information is always available from Scott Pollock, Director of the Planning and Development Department.

5. Annual Plan – Scattered Site Demolition {Section 8.2}

Comment: On Tuesday, September 19, 2006 the CMHA Construction Department was informed that a serious fire took place at 3817 East 53rd Street. The fire caused considerable structural damage so that it cannot be renovated. CMHA should add this to the other two scattered site units proposed for demolition. [CMHA - Nilantha Samarasekera]

CMHA Response: It will be added.

6. Annual Plan – New Senior Building {Section 9.2}

Comment: Is the “potential new senior building in the Collinwood or Lee-Harvard areas of Cleveland” a public housing development in connection with a CMHA commitment for replacement dwelling units? If so, to which replacement dwelling unit commitment is it related. If not, what funding source will be used for this development and on what basis did CMHA decide to use those funds for this particular purpose. [Legal Aid Society]

CMHA Response: Yes, this proposed development project would be partially funded from Replacement Housing Factor (RHF) funds and would be considered as another part of CMHA’s overall plan to replacing demolished public housing units. CMHA has committed to replace 1027 of the 1431 public housing units that have been demolished at various properties over the past several years. Plans are in place for all but about 100 of these replacement units, so this proposed new project of 40-50 units would draw us closer to that goal.

B. Admissions and Continued Occupancy Policy (ACOP)

1. Full-Time Students {Sections 1.12(A) and 1.12(C)}

Comment: The proposed changes in these sections, relative to full-time students, state categorically that “full-time students are not eligible for admission under the LIHTC rules.” The LIHTC rules contain four exceptions to their general prohibition against full-time students. Those exceptions are set forth in 26 U.S.C. § 42(i)(3)(D). CMHA must include those exceptions in its policies. [Legal Aid Society]

CMHA Response: CMHA will add the exceptions to the current language.

2. Screening Criteria and rent Payments {Section 1.12(A)(4)(e) and (i)}

Comment: Have the discussions among CMHA, the Valleyview developer, and others, relative to these matters, been concluded? If so, do these proposed policies reflect the final decision on these matters? If not, does CMHA have authority to adopt policies different than the proposed policies? If possible, these proposed policies should be revised. The “Valleyview Phase I” policies on these matters should be the same as those that apply in the regular CMHA public housing program. [Legal Aid Society]

CMHA Response: CMHA and the Valleyview developer are near the end of negotiations, which have included input from the community including the Legal Aid Society. Most of the proposed policies are consistent with CMHA policies as set forth in the ACOP. For those few policies that were exceptions to the ACOP, they have been outlined in this section. Since they are still in accordance with HUD rules and regulations, CMHA does have the authority to adopt them.

3. HOME-Funded Rental Units {Section 1.12(D)}

Comment: CMHA’s proposal to recognize and apply, where applicable, the tenancy rules that govern HOME-funded rental units is commendable and should be adopted. [Legal Aid Society]

CMHA Response: Thank you.

4. Glossary – Stalking {Section 1}

Comment: CMHA should add to the glossary the definition for the term “stalking” that is set forth in 42 U.S.C. § 1437d(u)(3). [Legal Aid Society]

CMHA Response: This definition will be added.

5. Mandatory Denials of Admission {Section 2.03(A)(3)}

Comment: The proposed section 2.03(A)(3) should be moved from the list of mandatory denials of admission and to the list of discretionary denials of admission under proposed section 2.03(B).

Under 24 C.F.R. § 960.204(a)(1), eviction for drug-related criminal activity from federally-assisted housing during the prior three years is grounds to deny admission to public housing. However, the regulation also permits the PHA to admit such households “(i) if the household member who engaged in the drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA; or (ii) the circumstances leading to the eviction no longer exist (for example, the criminal household member has died or is imprisoned).” Another example of those circumstances is where the criminal household member is no longer a member of the household.

Therefore, denial of admission for these evictions is discretionary when either of the two exceptions applies. If CMHA opts to retain these evictions in proposed section 2.03(A)(3), then

it must modify the description of the relevant evictions so that the mandatory denial of admission does not encompass households that meet either of the two exceptions that make the denial of admission discretionary. [Legal Aid Society]

CMHA Response: Although CMHA does make reference to these conditions in another section of the ACOP, the language in this section will be clarified.

6. Involuntary Displacement {Section 2.09}

Comment: We support the clarification of the disaster preference. This was always confusing and the new language clarifies this preference. [NEOCH]

CMHA Response: Thank you.

7. Income of Full Time Students {Section 3.02}

Comment: We support the effort at the national level to count athletic scholarships toward a person's income. NEOCH along with the National Coalition for the Homeless advocated for this position in Washington DC. [NEOCH]

CMHA Response: Thank you.

8. Designation of Public Housing for the Elderly {Section 10.01}

Comment: Again, we do not support any designation of Senior Housing for Public Housing, and we certainly do not support any expansion. We ask that you please review the priorities of the City's Consolidated Plan, and you will see that Senior Housing is not a priority. As demonstrated by the fact that those 50 and over make up the smallest part of the CMHA waiting list, it does not make sense to continue to take units off line by designating them for seniors. At this point 20% of the inventory is made available to seniors while the demand for housing comes from families and those 20-50 years old. [NEOCH]

CMHA Response: Despite the designation of these properties, the needs of the non-elderly and disabled have not been ignored, as CMHA has served hundreds of individuals through homeless and transitional housing programs, such as the commitment of over 1200 vouchers to the Gateway Program. In addition, CMHA has taken 152 high-rise public housing units offline to provide housing for three different transitional housing programs.

Seniors have represented about 25% of CMHA's public housing households for many years. While the number of seniors on the CMHA waiting list has never been a high proportion of the overall waiting list, there has been enough demand to have maintained around 1800 senior households for the past several years. When combined with almost 1600 near-elderly (50 to 61) households living in our highrise buildings, which is the next priority for the elderly designated buildings, CMHA believes that there are more than enough applicable households to justify the designation of these 2400 units, and that it does fulfill a need within the community.

9. Dwelling Lease Provisions for VAWA {Section 11}

Comment: Under 42 U.S.C. §§ 1437d(1)(5) and (6), CMHA is required to make certain changes in its public housing dwelling lease to implement recently enacted provisions of the Violence Against Women Act. While CMHA proposes ACOP policy revisions on these matters, it appears that CMHA does not propose the corresponding and required lease revisions on these matters. CMHA has not proposed any changes to the ACOP § 11, which contains the lease. If CMHA does propose to make the required lease revisions, it should revise the ACOP § 11 accordingly. If CMHA does not propose to make the required lease revisions, it should reverse that decision and comply with the applicable law. [Legal Aid Society]

CMHA Response: Since it is such an onerous task to change and reissue the dwelling lease, CMHA will address these changes at a later time (next year if resources allow it) when the entire lease can be reviewed and revised. However, CMHA will implement a lease addendum when appropriate and in addition to incorporating VAWA language into the ACOP, will notify all residents on the VAWA provisions.

C. Housing Choice Voucher Program Administrative Plan

1. Preference for Working Families {Chapter 3, Page 3-4, Section F}

Comment a: CMHA's proposal to delete the preference for working families is commendable and should be adopted. [Legal Aid Society]

Comment b: We support the deletion of this preference. We thank you for removing this unfair component of last years plan. [NEOCH]

CMHA Response: CMHA initially adopted this preference as a way of preserving the program size in the face of HUD budget cuts. Through our continuous review of program operations and costs, we believe that it is no longer necessary as an option to maximize program effectiveness.

2. Moderate Rehab Landlord-Referral System {Chapter 4, Page 4-6, Section J}

Comment: In its section 8 moderate rehabilitation program, CMHA uses a landlord generated waiting list. When a vacancy occurs in a dwelling unit, CMHA refers to the landlord five applicants from CMHA's waiting list. If the landlord rejects those applicants with or without cause, the landlord (via CMHA's 30 bonus points) may then select any family for the unit, so long as the family is otherwise eligible for admission. This system unfairly permits landlord-referred applicants to apply when other families are denied that right. And this system unfairly skips families who have been on the waiting list in favor of landlord-referred applicants. CMHA should revise this system so as (i) not to permit landlord-referred applicants to apply if the waiting list is closed for other potential applicants and (ii) not to provide landlord-referred applicants with an admission preference (e.g., the 30 bonus points in the HCVP Administrative Plan) over other applicants. [Legal Aid Society]

CMHA Response: CMHA's policy is in compliance with the regulations. In addition, due to the small program size (about 450 units) it is not administratively advisable to maintain a waiting list of over 100 names, which is the list's current size.

3. Project-Based Voucher Landlord-Referral System {Chapter 4, Page 4-6, Section K}

Comment a: CMHA proposes a landlord-referral system for the project-based voucher program that is similar to its landlord-referral system for the section 8 moderate rehabilitation program. The landlord-referral system is unfair and inappropriate in the project-based voucher program for the same reasons that it is unfair and inappropriate in the section 8 moderate rehabilitation program. Therefore, CMHA should revise the landlord-referral system in the project-based voucher program so as (i) not to permit landlord-referred applicants to apply if the waiting list is closed for other potential applicants and (ii) not to provide landlord-referred applicants with an admission preference (e.g., the 30 bonus points in the HCVP Administrative Plan) over other applicants. [Legal Aid Society]

Comment b: As we have stated many times, we do not support any special waiting lists within the Housing Choice Voucher Program. We do not agree that a landlord with a Project Based Housing unit should be able to reject the next group on the waiting list and choose his own tenants. We believe that there are enough individuals on the waiting list from a diverse background that there are sufficient numbers to find the tenant that meets the needs of the landlord. We believe that this system can easily be manipulated to bypass eligible tenants, and could in fact be utilized to undercut fair housing regulations. There is no check on this system to assure that the landlord is not rejecting a tenant because of race, religion, or national heritage. We believe that the landlord should have to screen at least 30 people from the waiting list before going outside of the list. We also would like to know how often this bypass of the waiting list occurs in a year. Finally, we were unclear about the statement, "They will be added to the waiting list and assigned 30 points." What is the purpose of these 30 points, and who is the "they" referring to? [NEOCH]

CMHA Response: It would be administratively and financially unfeasible for CMHA to open its waiting list every time an owner rejects a number of CMHA referrals. The regulation instructs owners to adopt written tenant selection procedures. It also requires an owner to "promptly notify in writing any rejected applicant of the grounds for any rejection". This is a safeguard for applicants to ensure they are not arbitrarily rejected. Allowing an owner to make a referral (following his/her reasonable rejection of waiting list applicants) reduces the possibility of the unit remaining vacant for a long period of time and eventually being deprogrammed.

4. Minimum Rent {Chapter 6, Pages 6-4 and 6-5}

Comment a: CMHA should eliminate the minimum rent. If CMHA opts to retain the minimum rent, it should adopt the policy on notifying participants of the hardship exemption that now exists for the public housing program in the ACOP §§ 3.08(H)(1) and 3.08(H)(2)(a). [Legal Aid Society]

Comment b: We have argued to eliminate minimum rents for years and you have not listened. We ask that at least provide annual notification to every resident of the hardship exemption to assure that this option is clear to every tenant. [NEOCH]

CMHA Response: CMHA will maintain a \$50 minimum rent policy in the voucher program. Let it be noted for the record that the HCVP is already notifying participants of their rights to request a hardship exemption. However, this practice will be documented in writing as a part of the Administrative Plan.

5. Third-Party Verification {Chapter 7, Page 7-1}

Comment: CMHA may be proposing conflicting provisions on when it will require third-party written verification. CMHA proposes a provision that will require third-party written verification only “if EIV is unavailable, does not provide complete information, or a discrepancy exists.” CMHA then proposes a provision under which it “will send third-party written verification to the source at all times.” If the second provision is stating CMHA will request third-party written verification in all cases, it should be revised to state that such verification will be requested “as necessary” instead of “at all times.” [Legal Aid Society]

CMHA Response: CMHA will make this change.

6. Criminal Background Check for Movers {Chapter 8, Page 8-2}

Comment: CMHA should clarify that its proposed criminal background check for movers is a background check only for the time period of the household’s participation in the Housing Choice Voucher Program, and not for the time period that CMHA previously reviewed in its admission determination for the household. [Legal Aid Society]

CMHA Response: Agreed. The following additional wording will be recommended to the Board of Commissioners: “In conducting criminal background checks on families who move, checks will only be conducted from the date of the family’s admission to the program or after. The PHA will not consider the time period previously reviewed in its admission determination for the household.” If approved, the HCVP will not implement this change before second quarter 2007. This will enable the HCVP to develop procedures.

7. Scheduling an Alternative Date for a Recertification {Chapter 12, Page 12-2}

Comment a: CMHA’s proposed paragraph on scheduling recertification appointments (and the corresponding letter to participants) should also state that, if the participant is unavailable on the appointment date and the walk-in dates, the participant may contact CMHA in advance of the appointment date to schedule another appointment date. [Legal Aid Society]

Comment b: We believe that the Housing Authority should send a second notice by mail to individuals who did not respond or keep an appointment for recertification. Also, in this section we do not think that it is a good idea for people to send in their original form of identification. There must be an alternative plan to complete the recertification assessment form. [NEOCH]

CMHA Response: Agreed. However, the family must be able to document an emergency or as a reasonable accommodation as approved by a supervisor or manager. This was indicated in CMHA's original table of proposed changes.

8. Procedures for Moves {Chapter 13, Section C}

Comment: CMHA should adopt a policy (or practice) of permitting participants to obtain "moving papers" up to 60 days prior to the expiration of their one-year lease, with the condition that the initial date of any lease for a new dwelling unit must be after the expiration of the current one-year lease. [Legal Aid Society]

CMHA Response: The process for completing a move generally takes far less than 60 days. If CMHA adopted the proposed change, it would likely result in the old or new landlord having his unit off-line, that is to say, vacant without payment from the HCVP. Since the HCVP would not be paying for this "down time" it would place a burden on our low income participants to pay instead. Alternately, the landlord(s) would have to accept nonpayment, resulting in dissatisfied landlord customers. While the language will remain as proposed, CMHA will consider exceptions, particularly for special needs families.

9. Violence Against Women Act {Chapter 15, Page 15-5}

Comment a: CMHA should incorporate each of the specific VAWA requirements into the HCVP Administrative Plan. They concern admission, eviction, termination of participation, and notice to the participants. For a detailed statement of those requirements, see my memo to CMHA, dated July 26, 2006. [Legal Aid Society]

Comment b: We have reviewed Peter Iskin's memo dated July 26, 2006 and we support the concepts and recommendations for the adoption of a Violence Against Women Act for the local Housing Authority. We believe that this section needs expanded to include all the provisions outlined in the Legal Aid document. [NEOCH]

CMHA Response: Agreed. The specific provisions that are being added were incorporated into the table of changes, which was available at the Public Hearing on September 22, 2006.

D. Other Comments

1. Close the Public Housing Waiting List

Comment: We have never understood the reason for keeping the public housing waiting list open if it will take the agency five years to get through the current list. If you are going to keep the Senior Housing, we ask that you close the list to everyone except those 50 and over. [NEOCH]

CMHA Response: This is something that CMHA has considered in the past, and will consider again in the coming year.

2. Post the Public Comments at the End of the 2007 Planning Document on the Website

Comment: Every year we turn in these comments, but they do not seem to make it onto the Annual Plan part of the website. The public comments section is blank. We would appreciate having the comments posted. We also noted that the 2007 plan link never did work, which made it difficult to review these documents. [NEOCH]

CMHA Response: This comment/response section is an attachment to the PHA Plan, which we will start posting with the PHA Plan starting with the final version of the 2007 PHA Plan.

3. Put funding aside for HousingCleveland.org website for 2007-2008

Comment: The contract for the Housing Cleveland website expires after 3 years in 2008. Since there are many Housing Choice Voucher landlords who utilize the program and it certainly benefits the tenant, CMHA should build in some funds to support the website in Fiscal Year 2008. [NEOCH]

CMHA Response: Although CMHA cannot make a commitment at this time, we would consider contributing to the cost of maintaining this website in order to see that this important service continues after the expiration of the contract.

4. General statement

Comment: We trust that you will take these comments into account when making final recommendations to the CMHA Board. We understand the importance of CMHA to our community, and want the agency to remain a strong and healthy organization housing very low income individuals. We certainly oppose the cuts proposed at the federal level, and hope that the local authority will make every effort to insulate residents and potential residents from suffering as a result of bad decisions being made in Washington DC. We also have heard that there is local pressure from HUD to eliminate the CMHA police force. NEOCH does not support this idea and hope that this proposal will never be placed in the Annual Plan. We would be willing to support a rally or assist in organizing tenants to oppose this proposal. [NEOCH]

CMHA Response: It remains our goal to provide safe quality affordable housing for as many low income families as possible within our budget constraints. While our job has been made more difficult by the continuing decline in HUD funding without any regulatory relief, we are making every effort to maintain an adequate level of services, including the CMHA Police force, for our residents and appreciate your support.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP Program	Federal FY of Grant 2006/2007
---	---	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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	\$0.00			
3	1408 Management Improvements Soft Costs	\$0.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$500,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$1,136,905.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$12,858,285.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$1,252,001.00			
20	1502 Contingency	\$0.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP Program	Federal FY of Grant 2006/2007
---	---	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$15,747,191.00			
22	Amount of Line 20 Related to LBP Activities	\$0.00			
23	Amount of Line 20 Related to Section 504	\$0.00			
24	Amount of Line 20 Related to Security	\$0.00			
25	Amount of Line 20 Related to Energy Conservation	\$3,000,000.00			
26	Collateralization Expenses or Debt Service	\$1,252,001.00			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: CFFP Program			Federal FY of Grant: 2006/2007		
Development Number Name/HA - Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Lakeview Terrace OH003-016	Interior and exterior modernization of units to include new tile, kitchen fixtures, bathroom fixtures, paint, electrical upgrades and exterior masonry restoration as well as other miscellaneous work.	1460	\$4,620,000.00				
Olde Cedar I OH 003-014	Replace windows, balcony doors, security screens, basement openings, complete masonry restoration, balcony and rail restoration on buildings A, B, C, D, E, & K.	1460	\$5,547,300.00				
Olde Cedar II OH003-088	Restoration of balcony and balcony rails on buildings F, G, H, L, M, P, Q, R & S.	1460	\$1,152,000.00				
Olde Cedar I OH 003-014	Replace Roofs on buildings E & J	1460	\$523,985.00				
Various Locations (see below)	Elevator upgrades to include replacement of controls, drive machines, door equipment, cab enhancement and related work.						
King Kennedy North OH003-026		1460	\$200,000.00				
Willson Apts. OH003-024		1460	\$100,000.00				
Lakeview Tower OH003-031		1460	\$100,000.00				
Apthorp OH003-037		1460	\$100,000.00				
Springbrook OH003-022		1460	\$100,000.00				
Bellaire Gardens A OH003-033		1460	\$75,000.00				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part II: Supporting Pages							
PHA Name: Cuyahoga Metropolitan Housing Authority			Grant Type and Number: Capital Fund Program Grant No: CFFP Program			Federal FY of Grant: 2006/2007	
Development Number Name/HA - Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Wade OH003-021		1460	\$100,000.00				
Crestview OH003-017		1460	\$80,000.00				
Union Square OH003-044		1460	\$80,000.00				
Beachcrest OH003-035		1460	\$80,000.00				
Administrative Costs for Oversight of CFFP	Approximately three years of Salaries for 2 Project Managers, 2 Inspectors, 10% of Director of Construction, 10% of Chief of Project Management, 10% of Chief of Contract Administration, 40% of Administrative Assistant, 10% of Mod Coordinator	1410	\$500,000.00				
Architectural & Engineering Costs for CFFP Projects	Architectural & Engineering Costs are required to complete CFFP Projects	1430	\$641,715.00				
Fees & Costs	Bond Issuance Costs	1430	\$495,190.00				
Collateralization or Debt Service	One Year Reserve for Collateralization of Debt Service	1501	\$1,252,001.00				
			\$15,747,191.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:	Federal FY of Grant 2007
---	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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	\$1,042,250.86			
3	1408 Management Improvements Soft Costs	\$3,565,000.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$2,468,613.30			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$1,430,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$1,847,000.00			
10	1460 Dwelling Structures	\$8,966,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$300,000.00			
12	1470 Nondwelling Structures	\$738,000.00			
13	1475 Nondwelling Equipment	\$365,000.00			
14	1485 Demolition	\$800,000.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$137,000.00			
18	1499 Development Activities	\$1,500,000.00			
19	1502 Contingency	\$277,268.84			
20	9000 Debt Service	\$1,250,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$24,686,133.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:	Federal FY of Grant 2007
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement
 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
22	Amount of Line 20 Related to LBP Activities	\$30,000.00			
23	Amount of Line 20 Related to Section 504 compliance	\$50,000.00			
24	Amount of Line 20 Related to Security – Soft Costs	\$3,565,000.00			
25	Amount of Line 20 Related to Security – Hard Costs	\$627,000.00			
26	Amount of Line 20 Related to Energy Conservation	\$2,350,000.00			
27	Collateralization Expenses or Debt Service	\$1,250,000.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Addison Square OH003-034	Upgrade kitchen & bathrooms in 20 units	1460	\$25,000.00				
	Upgrade access system to Andover Continuum	1460	\$25,000.00				
	Interior building repairs	1460	\$30,000.00				
	Install shut off valves through out bldg	1460	\$25,000.00				
-							
Addison Townhouses OH003-032	Install exterior clean outs for all units	1450	\$40,000.00				
	Upgrade kitchens & bathrooms in 20 units	1460	\$25,000.00				
Apthorp OH003-037	Install heat circulation pump	1460	\$10,000.00				
	Upgrade kitchen & bathroom in 20 units	1460	\$25,000.00				
	Renovate community kitchen	1470	\$18,000.00				
	Investigate building wide electrical system for upgrades	1430	\$30,000.00				
	Roof repairs	1460	\$30,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Upgrade to Andover Continuum Access System	1460	\$15,000.00				
Beachcrest OH003-035	Install zone valves & convectors in Bldg A	1460	\$45,000.00				
	Install shut off valves in bathrooms & kitchens	1460	\$25,000.00				
	Re-surface rear parking lot	1450	\$18,000.00				
	Replace fire alarm panel in Bldg B	1460	\$15,000.00				
Bellaire Gardens OH003-033	Retile all floors (B)	1460	\$35,000.00				
	Replace A/C in community rm (B)	1470	\$20,000.00				
	Replace generator (B)	1460	\$100,000.00				
	Install sprinkler/sanitation system in trash chute (A)	1460	\$20,000.00				
	Install stand pipe & risers to accommodate fire dept. (A)	1460	\$45,000.00				
	Install new Andover Continuum Security system (A)	1460	\$25,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Upgrade electrical system in daycare facility (A)	1470	\$25,000.00				
Bellaire Townhouses OH003-071	Replace windows	1460	\$80,000.00				
	Reglaze bathtubs	1460	\$10,000.00				
	Install exterior security cameras	1450	\$75,000.00				
Bohn Tower OH003-042	Investigate & repair plumbing lines	1460	\$120,000.00				
	Repair windows	1460	\$25,000.00				
	Replace common area & hallway carpet	1460	\$90,000.00				
Carver Park A&B OH003-007	Upgrade kitchens & bathrooms in 25 units	1460	\$65,000.00				
	Recondition hot water storage tanks	1460	\$15,000.00				
	Replace 2 boilers	1460	\$20,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Replace up to 50 screen doors	1460	\$20,000.00				
	Masonry repairs and tuckpointing	1460	\$80,000.00				
Carver Park HOPE VI OH003-110, -115	Upgrade Irrigation System	1450	\$10,000.00				
	Install enclosures by gas meters	1450	\$14,000.00				
	Repair/replace vinyl siding	1460	\$15,000.00				
Carver Park MROP OH003-092	Canopy repairs	1460	\$100,000.00				
	Replace screen doors	1460	\$20,000.00				
Cedar Extension OH003-011, -023	Upgrade Key System to Andover Continuum (HR)	1460	\$25,000.00				
	Repair all exterior building lights (F)	1460	\$30,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Replace Screen Doors & Window Screens (F)	1460	\$25,000.00				
	Replace furnaces & hot water tanks(F)	1460	\$15,000.00				
Crestview OH003-017	Structural repairs	1460	\$50,000.00				
	Replace zone & isolation valves	1460	\$20,000.00				
	Repair roof	1460	\$20,000.00				
	Upgrade cabana community facility	1470	\$25,000.00				
	Install Andover Continuum access system	1460	\$30,000.00				
Euclid Beach OH003-052	Upgrade heating system & replace valves	1460	\$20,000.00				
	Upgrade access system to andover continuum	1460	\$20,000.00				
	Expand laundry rooms	1470	\$20,000.00				
	Install clean outs & access panels	1460	\$30,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Fairway Manor OH003-077	Replace kitchen cabinets	1460	\$7,000.00				
	Install access panels & shut off valves	1460	\$20,000.00				
Garden Valley OH003-013, -019, -020, -027	Demolish up to 250 units	1485	\$600,000.00				
	Design costs for demolition & first phase of new construction	1430	\$1,000,000.00				
	Construct up to 150 units w/supplemental funding from bond proceeds or tax credits	1499	\$1,000,000.00				
	Mailbox repairs	1450	\$20,000.00				
	Entry door replacements & repairs	1460	\$25,000.00				
	Stairwell repair on three story walk up bldgs	1460	\$30,000.00				
	Plumbing upgrades & repairs	1460	\$50,000.00				
	Electrical upgrades	1460	\$50,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Harvard Townhouses OH003-045	Plumbing Upgrade	1460	\$10,000.00				
Jefferson-W. 5th OH003-050	Repair fencing	1450	\$10,000.00				
	Replace screen doors	1460	\$10,000.00				
King Kennedy North OH003-026	Replace Roof	1460	\$450,000.00				
	Replace pneumatic valves	1460	\$20,000.00				
	Install Andover Continuum Security System	1460	\$25,000.00				
King Kennedy South OH003-018 (Stokes Mall)	Retile & paint first floor	1470	\$25,000.00				
	Upgrade key system	1470	\$15,000.00				
	Install clean outs annd replace stacks	1470	\$20,000.00				
	Repair/replace windows	1470	\$15,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Renaissance & Delaney (KKS) OH003-086, -107	Structural/masonry repairs	1460	\$25,000.00				
	Install access panels and clean outs	1460	\$20,000.00				
	Window repair/replacement	1460	\$20,000.00				
	Reconfigure dryer vents	1460	\$20,000.00				
	Replace utility doors	1460	\$30,000.00				
Lakeview Terrace OH003-016	Tuckpoint & masonry repairs	1460	\$150,000.00				
	Window replacement in 3 bldgs	1460	\$150,000.00				
	Upgrade electrical systems	1460	\$120,000.00				
	Site Improvements W 25th St	1450	\$100,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Lakeview Tower OH003-031	Upgrade plumbing	1460	\$75,000.00				
	Replace zone & isolation valves	1460	\$20,000.00				
	Masonry repairs -first floor	1460	\$25,000.00				
	Upgrade common area bathrooms	1470	\$25,000.00				
	Replace 2 hot water tanks	1460	\$20,000.00				
	Replace roof on credit union bldg.	1470	\$150,000.00				
Laronde OH003-030	Renovate underground parking garage	1460	\$275,000.00				
Lorain Square OH003-040	Repair/replace patio doors	1460	\$20,000.00				
	Install shut off valves & thermostats	1460	\$20,000.00				
Manhattan OH003-030B	Investigate & repair plumbing	1460	\$25,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Miles Elmerge OH003-041	Install Generator	1460	\$100,000.00				
	Upgrade kitchen & bathrooms in 20 units	1460	\$25,000.00				
	Repair retaining wall	1450	\$30,000.00				
Mount Auburn OH003-039	Balcony rail repairs	1460	\$100,000.00				
	Upgrade kitchen & bathroom in 20 units	1460	\$25,000.00				
	Electrical upgrades/panel board	1460	\$75,000.00				
	Upgrade fire alarm to meet ADA standards	1460	\$12,000.00				
Noah East OH003-072	Install exterior lighting on side & back of buildings	1450	\$10,000.00				
	Install storage sheds	1450	\$10,000.00				
	Retile all units	1460	\$12,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Oakwood Gardens OH003-074	Replace screen doors	1460	\$15,000.00				
	Replace windows	1460	\$25,000.00				
Oakwood Villas OH003-054	Replace windows	1460	\$50,000.00				
	Repair roofs	1460	\$75,000.00				
Olde Cedar OH003-014	Replace/repair mailboxes	1450	\$15,000.00				
	Door replacements	1460	\$15,000.00				
	Install security camera system	1450	\$150,000.00				
	Install tamper proof light fixtures in common hallways/stairwells	1460	\$40,000.00				
	Construct new trash collection system throughout site	1450	\$150,000.00				
	Construct storage garage	1470	\$60,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:			Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.			2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised	Obligated	Expended		
	Masonry repair & tuckpoint	1460	\$50,000.00					
	Replace roofs on Bldgs E & J	1460	\$400,000.00					
Olde Cedar MROP OH003-088	Repair/replace mailboxes	1450	\$15,000.00					
	Door replacements	1460	\$15,000.00					
	Replace boilers	1460	\$20,000.00					
Outhwaite OH003-003	Replace windows on bldgs located on Scovill Ave.	1460	\$310,000.00					
	Investigate electrical system for buildings located on Woodland Ave.	1430	\$50,000.00					
	Upgrade landscaping	1450	\$30,000.00					
	Replace screen doors	1460	\$15,000.00					
	Replace boilers	1460	\$25,000.00					
	Porch & masonry repair, tuckpointing	1460	\$40,000.00					

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Outhwaite/ Miracle Village OH003-015	Comprehensive Modernization of all units & replacement of roof of Bldg 1	1460	\$1,200,000.00				
	Replace screen doors	1460	\$15,000.00				
	Replace boilers	1460	\$25,000.00				
	Porch & masonry repair, tuckpointing	1460	\$40,000.00				
Outhwaite MROP OH003-096	Repair building entryways and steps	1450	\$40,000.00				
Park Denison OH003-030A	Resurface parking lot	1450	\$ 20,000.00				
Phoenix Village OH003-109, -114	Upgrade irrigation system	1450	\$10,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Puritas Gardens OH003-056	Exterior building upgrades	1460	\$75,000.00				
Riverside Park OH003-008	Upgrade community & management offices	1470	\$20,000.00				
	Repair vinyl siding	1460	\$25,000.00				
	Install concrete patio	1450	\$40,000.00				
	Replace up to 250 exhaust fans	1460	\$25,000.00				
	Construction of new units	1499	\$500,000.00				
Riverview Tower OH003-025	Install new compactor	1460	\$30,000.00				
	Construct new parking lot behind bldg	1450	\$210,000.00				
	Refurbish first floor tile	1460	\$40,000.00				
	Demolish property at 2711 Church St.	1485	\$200,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Riverview Family OH003-078	Upgrade kitchen & bathrooms	1460	\$40,000.00				
Scattered Homes OH003-106	Roof replacement	1460	\$25,000.00				
	Waterproof basements	1460	\$5,000.00				
	Structural repairs	1460	\$10,000.00				
	Porch repairs	1460	\$10,000.00				
	Repair driveways/sidewalks	1450	\$15,000.00				
	Replace windows	1460	\$20,000.00				
	Paint exteriors	1460	\$20,000.00				
Scattered Rehab OH003-073	Replace roofs	1460	\$60,000.00				
	Roof replacement	1460	\$40,000.00				
	Replace vinyl siding	1460	\$15,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Waterproof basements	1460	\$15,000.00				
	Structural repairs	1460	\$25,000.00				
	Porch repairs	1460	\$10,000.00				
	Repair driveways/sidewalks	1450	\$15,000.00				
	Replace windows	1460	\$40,000.00				
	Repair sheds	1470	\$25,000.00				
	Paint exteriors	1460	\$50,000.00				
Scattered Townhouses OH003-075	Roof replacements	1460	\$15,000.00				
	Replace vinyl siding	1460	\$15,000.00				
	Waterproof basements	1460	\$20,000.00				
	Structural repairs	1460	\$25,000.00				
	Porch repairs	1460	\$20,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Repair driveways/sidewalks	1450	\$25,000.00				
	Replace windows	1460	\$20,000.00				
	Repair sheds	1470	\$25,000.00				
	Exterior building repairs	1460	\$30,000.00				
Scranton Castle OH003-036, 053A	Install generator	1460	\$75,000.00				
	Replace booster pump	1460	\$20,000.00				
	Structural repairs	1460	\$40,000.00				
	Upgrade air handler system	1460	\$30,000.00				
Springbrook OH003-022	Install shut off and isolation valves	1460	\$30,000.00				
	Install showers	1460	\$50,000.00				
	Install clean outs & access panels	1460	\$15,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Install exterior lights on family buildings	1450	\$10,000.00				
Union Square OH003-044	Install new generator	1460	\$100,000.00				
	Upgrade access system to andover continuum	1460	\$15,000.00				
	Replace front & back main entry doors	1460	\$40,000.00				
	Upgrade kitchens & bathrooms for 20 units	1460	\$25,000.00				
Valleyview OH003-001							
Wade Apts. OH003-021	Install ventilation systems for bathrooms (F)	1460	\$40,000.00				
	Construct retaining wall & install fencing (F)	1450	\$40,000.00				
	Install showers on non mod units (HR)	1460	\$30,000.00				
	Upgrade kitchen & bathrooms in 20 units (HR)	1460	\$25,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Replace Intercom System (HR)	1460	\$25,000.00				
	Replace underground storage tank (HR)	1450	\$25,000.00				
Walton-Landon OH003-038							
West Blvd. OH003-053B	Upgrade fire alarm system to meet ADA requirements	1460	\$50,000.00				
	Replace trash compactor	1460	\$25,000.00				
	Repair balcony rails	1460	\$25,000.00				
Willson Apts. OH003-024	Replace 50 Air Conditioner Units per year (HR)	1460	\$40,000.00				
	Upgrade plumbing and install isolation valves (HR)	1460	\$100,000.00				
	Replace Booster Pump System	1460	\$25,000.00				
	Renovate 2nd floor office & community space	1470	\$125,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:			Federal FY of Grant:		
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.			2007		
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
	Replace 56 utility doors (F)	1460	\$30,000.00				
	Replace Screen Doors	1460	\$10,000.00				
	Replace Sewer Lines	1450	\$80,000.00				
Woodhill Homes OH003-004	Install showers & upgrade plumbing	1460	\$130,000.00				
	Replace screen doors	1460	\$15,000.00				
	Repair Intercom System	1460	\$15,000.00				
	Repair mailboxes	1460	\$15,000.00				
	Replace entry doors on 3 story walk ups	1460	\$90,000.00				
Woodhill Scat. (Baldwin) OH003-044A	Upgrade kitchens & bathrooms	1460	\$20,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.			Federal FY of Grant: 2007		
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Woodhill Shale (Sunrise) OH003-042A	Install new siding	1460	\$40,000.00				
	Install security cameras	1450	\$40,000.00				
			\$13,076,000.00				
PHA Wide Administration	Salaries of Construction Department personnel and other staff to carry out and fulfill CMHA's commitment under the CFP program:						
Administrative Salaries & Fringe Benefits for		1410	\$1,668,613.30				
PHA Wide Administration	Agency wide CFP cost allocation (SEE ATTACHED BREAKDOWN)	1410	\$800,000.00				
Fees and Costs for Outside A/E	A/E service for various projects	1430	\$350,000.00				
Agency Wide Management	Annual PAC Capital Fund Program training session and other modernization	1408	\$10,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Agency Wide Management	Construction Department staff training	1408	\$20,000.00				
	Resident training for Section 3 businesses	1408	\$35,000.00				
	Police and Security personnel (see attached breakdown)	1408	\$3,500,000.00				
Agency Wide Vacancy Reduction	Agency wide vacancy reduction	1460	\$300,000.00				
Agency Wide Extraordinary	Agency wide extraordinary maintenance to include painting, plastering, etc.	1460	\$700,000.00				
Agency Wide Site Improvements	Agency wide fence repair	1450	\$100,000.00				
	Sidewalk replacements to correct hazardous conditions	1450	\$400,000.00				
	Agency wide playground upgrades	1450	\$80,000.00				
Agency Wide Dwelling Structures	Agency wide stairwells	1460	\$100,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name:		Grant Type and Number:		Federal FY of Grant:			
Cuyahoga Metropolitan Housing Authority		Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.		2007			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Agency Wide ADA Upgrades	Agency wide ADA upgrades	1460	\$50,000.00				
Agency Wide Dwelling Equipment	Appliances (agency wide) stoves, refrigerators, furnaces, a/c units, washers	1465.1	\$300,000.00				
Agency Wide Nondwelling Structures	Agency-wide plumbing, electric and structural repairs to various community and	1470	\$125,000.00				
Agency Wide Nondwelling	Replace 2 vehicles for Police Department	1475	\$40,000.00				
	Replace 2 vehicles for the Construction Department	1475	\$30,000.00				
	Lead equipment/testing	1475	\$30,000.00				
	Upgrade computer systems at all estates	1475	\$50,000.00				
	Purchase 30 dumpsters for various sites	1475	\$75,000.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No. OH12P003501-07 Replacement Housing Factor Grant No.			Federal FY of Grant: 2007		
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Agency Wide Leveraging of Capital	Annual debt service on Capital Fund Financing Program (CFFP) bond leveraging	9000	\$1,250,000.00				
Agency Wide Operations	Agency wide operations	1406	\$1,042,250.86				
Agency Wide Non- dwelling Equipment	Equipment and supplies required by the Construction Department to implement and	1475.1	\$140,000.00				
Agency Wide Relocation Costs	Resident relocation costs for various projects	1495	\$137,000.00				
Agency Wide Contingency Fund	Agency wide contingency fund	1502	\$277,268.84				
			\$24,686,133.00				

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
Outhwaite OH003-003	9/30/2009			9/30/2010			
Outhwaite (Miracle Village) OH003-015	9/30/2009			9/30/2010			
Outhwaite MROP OH003-108	9/30/2009			9/30/2010			
Woodhill Homes OH003-004	9/30/2009			9/30/2010			
Carver Park OH003-007	9/30/2009			9/30/2010			
Carver Park HOPE VI OH003-110, 115	9/30/2009			9/30/2010			
Carver Park MROP OH003-092	9/30/2009			9/30/2010			
Eastside Homes OH003-112	9/30/2009			9/30/2010			
Gordon Square OH003-113	9/30/2009			9/30/2010			
Riverside Park OH003-008	9/30/2009			9/30/2010			
Riverside New Construction OH003-118	9/30/2009			9/30/2010			
Cedar Extension OH003-011/023	9/30/2009			9/30/2010			
Garden Valley OH003-013/019/020/027	9/30/2009			9/30/2010			
Olde Cedar OH003-014	9/30/2009			9/30/2010			
Olde Cedar MROP	9/30/2009			9/30/2010			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
OH003-088							
Lakeview Terrace OH003-016	9/30/2009			9/30/2010			
Crestview OH003-017	9/30/2009			9/30/2010			
King Kennedy South OH003-018	9/30/2009			9/30/2010			
Wade Apts. OH003-021	9/30/2009			9/30/2010			
Springbrook OH003-022	9/30/2009			9/30/2010			
Willson OH003-024	9/30/2009			9/30/2010			
Riverview Tower OH003-025	9/30/2009			9/30/2010			
King Kennedy North OH003-026	9/30/2009			9/30/2010			
Manhattan OH003-030B	9/30/2009			9/30/2010			
Park Denison OH003-030A	9/30/2009			9/30/2010			
LaRonde OH003-030	9/30/2009			9/30/2010			
Lakeview Tower OH003-031	9/30/2009			9/30/2010			
Addison Townhouses OH003-032	9/30/2009			9/30/2010			
Bellaire Gardens OH003-033	9/30/2009			9/30/2010			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
Addison Square OH003-034	9/30/2009			9/30/2010			
Beachcrest OH003-035	9/30/2009			9/30/2010			
Scranton Castle OH003-036/053A	9/30/2009			9/30/2010			
Apthorp OH003-037	9/30/2009			9/30/2010			
Mt. Auburn OH003-039	9/30/2009			9/30/2010			
Lorain Square OH003-040	9/30/2009			9/30/2010			
Miles Elmerge OH003-041	9/30/2009			9/30/2010			
Bohn Tower OH003-042	9/30/2009			9/30/2010			
Woodhill Shale (Sunrise) OH003-042A	9/30/2009			9/30/2010			
Union Square OH003-044	9/30/2009			9/30/2010			
Woodhill Scat.(Baldwin) OH003-044A	9/30/2009			9/30/2010			
Harvard Townhouses OH003-044	9/30/2009			9/30/2010			
Jefferson-West 5th OH003-050	9/30/2009			9/30/2010			
Euclid Beach OH003-052	9/30/2009			9/30/2010			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
West Blvd. OH003-053B	9/30/2009			9/30/2010			
Oakwood Villas OH003-054	9/30/2009			9/30/2010			
Puritas Gardens OH003-056	9/30/2009			9/30/2010			
Bellaire Townhouses OH003-071	9/30/2009			9/30/2010			
Noah East OH003-072	9/30/2009			9/30/2010			
Scattered Rehab. OH003-073	9/30/2009			9/30/2010			
Scattered Homes OH003-106	9/30/2009			9/30/2010			
Oakwood Gardens OH003-074	9/30/2009			9/30/2010			
Scattered Townhouses OH003-075	9/30/2009			9/30/2010			
Fairway Manor OH003-077	9/30/2009			9/30/2010			
Agency Wide Administration	9/30/2009			9/30/2010			
Agency Wide Fees and Costs	9/30/2009			9/30/2010			
Agency Wide Extraordinary Maintenance	9/30/2009			9/30/2010			
Agency Wide Contingency Fund	9/30/2009			9/30/2010			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide Nondwelling Structures	9/30/2009			9/30/2010			
Agency Wide Nondwelling Equipment	9/30/2009			9/30/2010			
Agency Wide Nondwelling Equipment Office	9/30/2009			9/30/2010			
Agency Wide Dwelling Equipment	9/30/2009			9/30/2010			
Agency Wide Mgmt. Improvements and Security	9/30/2009			9/30/2010			
Agency Wide Dwelling Structures	9/30/2009			9/30/2010			
Agency Wide Vacancy Reduction	9/30/2009			9/30/2010			
Agency Wide ADA Upgrades	9/30/2009			9/30/2010			
Agency Wide Operations	9/30/2009			9/30/2010			
Agency Wide Site Improvements	9/30/2009			9/30/2010			
Agency Wide Relocation	9/30/2009			9/30/2010			
Agency Wide Fees and Costs for In-house and Outside A/E	9/30/2009			9/30/2010			
Agency Wide	9/30/2009			9/30/2010			

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

PHA Name: Cuyahoga Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P003501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Name/HA - Wide Activities	All Funds Obligated			All Funds Expended			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
Community Center and Day Care Center Repairs							

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003501-07	Federal FY of Grant 2007
---	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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	\$0.00			
3	1408 Management Improvements Soft Costs	\$0.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$1,028,829.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,028,829.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003501-07	Federal FY of Grant 2007
---	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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
21	Amount of Line 20 Related to LBP Activities	\$0.00			
22	Amount of Line 20 Related to Section 504	\$0.00			
23	Amount of Line 20 Related to Security – Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of Line 20 Related to Energy Conservation	\$0.00			
26	Collateralization Expenses or Debt Service	\$0.00			

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003501-07	Federal FY of Grant: 2007
--	--	--

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Agency Wide Replacement Housing	Construct new housing or acquire homes to replace demolished units agency wide	1499	\$1,028,829.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003502-07	Federal FY of Grant 2007
---	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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	\$0.00			
3	1408 Management Improvements Soft Costs	\$0.00			
	Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$672,240.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$672,240.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003502-07	Federal FY of Grant 2007
---	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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
21	Amount of Line 20 Related to LBP Activities	\$0.00			
22	Amount of Line 20 Related to Section 504	\$0.00			
23	Amount of Line 20 Related to Security – Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of Line 20 Related to Energy Conservation	\$0.00			
26	Collateralization Expenses or Debt Service	\$0.00			

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

PHA Name: Cuyahoga Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH12R003502-07	Federal FY of Grant: 2007
--	--	-------------------------------------

Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
Agency Wide Replacement Housing	Construct new housing at Riverside Park.	1499	\$672,240.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name				<input checked="" type="checkbox"/> Original 5-Year Plan		
Cuyahoga Metropolitan Housing Authority				<input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007	
Valleyview OH003-001		\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	
Outhwaite OH003-003		\$1,688,000.00	\$1,612,000.00	\$1,735,000.00	\$1,680,000.00	
Outhwaite/Miracle Village OH003-015		\$1,033,000.00	\$1,033,000.00	\$1,233,000.00	\$1,233,000.00	
Outhwaite MROP OH003-108		\$0.00	\$0.00	\$0.00	\$0.00	
Woodhill Homes OH003-004		\$279,800.00	\$236,000.00	\$463,000.00	\$1,167,000.00	
Carver Park OH003-007		\$743,000.00	\$315,000.00	\$1,043,000.00	\$1,092,000.00	
Carver Park HOPE VI OH003-110, 115		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
Carver Park MROP OH003-092		\$100,000.00	\$100,000.00	\$300,000.00	\$100,000.00	
Riverside Park OH003-008		\$252,000.00	\$245,000.00	\$165,000.00	\$118,000.00	
Riverside New Construction OH003-118		\$470,000.00	\$370,000.00	\$670,000.00	\$470,000.00	
Cedar Extension OH003-011		\$301,000.00	\$285,000.00	\$320,000.00	\$141,000.00	
Garden Valley OH003-013, 019, 020, 027		\$735,000.00	\$993,000.00	\$1,189,000.00	\$1,150,000.00	
Olde Cedar OH003-014		\$419,000.00	\$353,500.00	\$231,400.00	\$280,000.00	
Olde Cedar MROP OH003-088		\$240,000.00	\$340,000.00	\$340,000.00	\$340,000.00	
Lakeview Terrace		\$980,000.00	\$1,058,000.00	\$336,000.00	\$280,000.00	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cuyahoga Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007
OH003-016					
Crestview OH003-017		\$427,000.00	\$490,000.00	\$430,000.00	\$405,000.00
King Kennedy South OH003-018		\$156,000.00	\$275,000.00	\$292,000.00	\$183,000.00
KKS: Stokes Mall		\$75,000.00	\$78,000.00	\$78,000.00	\$78,000.00
KKS: Renaissance/Delaney OH003-086, 107		\$55,000.00	\$55,000.00	\$65,000.00	\$40,000.00
Phoenix Village OH003-109, 114		\$10,000.00	\$10,000.00	\$10,000.00	\$18,000.00
Wade Apts. OH003-021		\$186,000.00	\$218,000.00	\$141,000.00	\$128,000.00
Springbrook OH003-022		\$221,500.00	\$184,000.00	\$285,600.00	\$236,000.00
Willson Apts. OH003-024		\$246,000.00	\$449,000.00	\$240,000.00	\$310,000.00
Riverview Tower OH003-025		\$753,000.00	\$695,000.00	\$215,000.00	\$121,000.00
King Kennedy North OH003-026		\$106,000.00	\$152,000.00	\$97,000.00	\$105,000.00
Manhattan OH003-030B		\$30,000.00	\$29,000.00	\$39,000.00	\$43,000.00
Park Denison OH003-030A		\$30,000.00	\$39,000.00	\$29,000.00	\$33,000.00
LaRonde OH003-030		\$104,000.00	\$125,000.00	\$94,000.00	\$79,000.00
Lakeview Tower OH003-031		\$142,500.00	\$163,000.00	\$246,000.00	\$246,000.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cuyahoga Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007
Addison Townhouses OH003-032		\$64,500.00	\$50,000.00	\$87,000.00	\$31,000.00
Bellaire Gardens OH003-033		\$595,000.00	\$221,000.00	\$586,000.00	\$220,000.00
Addison Square OH003-034		\$93,000.00	\$95,000.00	\$101,000.00	\$136,000.00
Beachcrest OH003-035		\$65,000.00	\$122,000.00	\$149,000.00	\$99,000.00
Scranton Castle OH003-036, 053A		\$126,000.00	\$150,000.00	\$53,000.00	\$50,000.00
Apthorp OH003-037		\$103,000.00	\$169,000.00	\$98,000.00	\$155,000.00
Walton Landon OH003-038		\$18,000.00	\$15,000.00	\$32,000.00	\$38,000.00
Mt. Auburn OH003-039		\$113,000.00	\$125,000.00	\$40,000.00	\$46,000.00
Lorain Square OH003-040		\$190,000.00	\$102,000.00	\$62,000.00	\$80,000.00
Miles Elmerge OH003-041		\$149,000.00	\$84,000.00	\$52,000.00	\$93,000.00
Bohn Tower OH003-042		\$104,000.00	\$146,000.00	\$68,000.00	\$102,000.00
Woodhill Shale (Sunrise) OH003-042A		\$65,000.00	\$25,000.00	\$15,000.00	\$13,000.00
Allegheny Circle OH003-043		\$17,000.00	\$19,000.00	\$18,000.00	\$18,000.00
Union Square OH003-044		\$94,500.00	\$168,000.00	\$70,000.00	\$108,000.00
Woodhill Scat. (Baldwin)		\$36,000.00	\$32,000.00	\$16,000.00	\$33,000.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cuyahoga Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007
OH003-044A					
Harvard Townhouses OH003-045		\$28,000.00	\$63,000.00	\$28,000.00	\$38,000.00
Jefferson-West 5th OH003-050		\$0.00	\$0.00	\$0.00	\$0.00
Euclid Beach OH003-052		\$139,500.00	\$74,000.00	\$79,000.00	\$40,000.00
West Blvd. OH003-053B		\$276,000.00	\$227,000.00	\$158,000.00	\$504,000.00
Oakwood Villas OH003-054		\$72,500.00	\$87,000.00	\$73,000.00	\$47,000.00
Puritas Gardens OH003-056		\$91,000.00	\$89,000.00	\$95,000.00	\$91,000.00
Bellaire Townhouses OH003-071		\$62,000.00	\$19,500.00	\$22,000.00	\$24,000.00
Noah East OH003-072		\$14,000.00	\$14,000.00	\$19,000.00	\$14,000.00
Scattered Rehab. OH003-073		\$160,000.00	\$340,000.00	\$260,000.00	\$395,000.00
Scattered Homes OH003-106		\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Oakwood Gardens OH003-074		\$48,000.00	\$70,000.00	\$28,000.00	\$23,000.00
Scattered Townhouses OH003-075		\$123,000.00	\$218,000.00	\$140,000.00	\$140,000.00
Fairway Manor OH003-077		\$46,200.00	\$49,000.00	\$40,000.00	\$62,000.00
Riverview Family OH003-078		\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cuyahoga Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007
<i>Subtotal of Estates</i>		\$13,046,000.00	\$13,046,000.00	\$13,046,000.00	\$13,046,000.00
PHA Wide - Administration and Cost Allocation		\$2,468,613.30	\$2,468,613.30	\$2,468,613.30	\$2,468,613.30
PHA Wide - 504 Upgrades		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
PHA Wide - Lead Projects		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
PHA Wide - Contingency		\$277,268.84	\$277,268.84	\$277,268.84	\$277,268.84
PHA Wide - Fees and Costs for Outside A/E		\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00
PHA Wide - Vacancy Reduction and Extraordinary Maintenance		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
PHA Wide - Dwelling Structures		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
PHA Wide - Dwelling Equipment		\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
PHA Wide - Non- Dwelling Equipment		\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
PHA Wide - Non-Dwelling Structure		\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
PHA Wide - Nondwelling Equipment Office		\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00
PHA Wide - Site Improvements		\$580,000.00	\$580,000.00	\$580,000.00	\$580,000.00
PHA Wide - Management Improvements and Security		\$3,565,000.00	\$3,565,000.00	\$3,565,000.00	\$3,565,000.00
PHA Wide - Operations		\$1,042,250.86	\$1,042,250.86	\$1,042,250.86	\$1,042,250.86
PHA Wide - Relocation for Modernization Projects		\$137,000.00	\$137,000.00	\$137,000.00	\$137,000.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cuyahoga Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2007	
PHA Wide- Capital Fund Leveraging		\$1,250,000.00	\$1,250,000.00	\$1,250,000.00	\$1,250,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
See Annual Statement	Valleyview OH003-001	Redevelopment of units	\$300,000.00	Valleyview OH003-001	Redevelopment of units	\$300,000.00
	Outhwaite OH003-003	Electrical upgrades	\$1,000,000.00	Outhwaite OH003-003	Electrical upgrades	\$1,000,000.00
		Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$30,000.00
		Fire safety seperation doors	\$8,000.00		Site improvements	\$10,000.00
		Structural repairs	\$30,000.00		Structural repairs	\$30,000.00
		Landscaping	\$10,000.00		Replace roofs as needed	\$300,000.00
		Replace screen doors	\$15,000.00		Hot water heaters and pumps	\$5,000.00
		Repair porches	\$40,000.00		Replace exterior porch lighting	\$5,000.00
		Upgrade boilers	\$25,000.00		Replace Ruble Court Parking Lot	\$8,000.00
		Site improvements	\$10,000.00		Masonry repairs	\$40,000.00
		Parking benches and grills	\$5,000.00		Tuckpointing	\$40,000.00
		Masonry repairs	\$40,000.00		Install showers and tub surrounds	\$8,000.00
		Replace roofs	\$75,000.00		Install shut off valves and hot and cold water risers	\$5,000.00
		Trash removal plan	\$10,000.00		Install new windows and safety screens in units on Scovill	\$20,000.00
		Tuckpointing	\$40,000.00		Interior step repairs	\$8,000.00
		Replace windows on Scovill	\$350,000.00		Replace and repair sashes throughout estate	\$8,000.00
					Repair crawl spaces at 19 buildings	\$15,000.00
					Upgrade boilers	\$25,000.00
					Replace screen doors	\$15,000.00
					Repair porches	\$40,000.00
	Outhwaite/Miracl e Village OH003-015	Comprehensive modernization of bldgs 1,2,3	\$1,000,000.00	Outhwaite/Miracl e Village OH003-015	Comprehensive modernization of bldgs 1,2,3	\$1,000,000.00
		Tuckpointing	\$10,000.00		Tuckpointing	\$10,000.00
		Replace screen doors	\$15,000.00		Replace screen doors	\$15,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Tuckpointing	\$15,000.00		Tuckpointing	\$15,000.00	
	Site improvements	\$10,000.00		Structural repairs	\$25,000.00	
	Structural repairs	\$30,000.00		Electrical upgrades	\$20,000.00	
	Renovate kitchens and bathrooms	\$10,000.00		Replace roofs	\$75,000.00	
	Replace roofs	\$75,000.00		Renovate kitchens and bathrooms	\$10,000.00	
	Repair/replace security entry doors in A/B block	\$10,000.00		Install intercoms	\$100,000.00	
	Replace boilers (2 per year)	\$15,000.00				
	Install new risers and shut-off valves - A/B Block	\$8,000.00				
	Carver Park HOPE VI OH003-110, 115		Carver Park HOPE VI OH003-110, 115			
	Irrigation/Sprinkler System	\$10,000.00		Irrigation/Sprinkler System	\$10,000.00	
	Carver Park MROP OH 003-092		Carver Park MROP OH 003-092			
	Install security screen doors	\$15,000.00		Canopy repair/replacement	\$100,000.00	
	Canopy repair/replacement	\$75,000.00				
	Replace bi-fold door and hardware	\$10,000.00				
	Riverside Park OH003-008		Riverside Park OH003-008			
	Install concrete patios	\$8,000.00		Renovate bathrooms in management office	\$5,000.00	
	Electrical upgrades	\$20,000.00		Electrical upgrades	\$25,000.00	
	Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$25,000.00	
	Site improvements	\$10,000.00		Site improvements	\$10,000.00	
	Structural repairs	\$20,000.00		Structural repairs	\$25,000.00	
	Vinyl siding/shutter repair	\$20,000.00		Vinyl siding/shutter repair	\$25,000.00	
	Repair parking lots	\$5,000.00		Replace roofs as needed	\$50,000.00	
	Replace furnaces as needed	\$5,000.00		Replace furnaces as needed	\$10,000.00	
	Replace window screens	\$10,000.00		Replace window screens	\$8,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Remodel community room kitchen	\$5,000.00		Replace exterior and storm and screen doors	\$7,000.00	
	Upgrade sewer lines	\$5,000.00		Enclose dumpsters	\$7,000.00	
	Replace screen doors	\$5,000.00		Upgrade sewer lines	\$5,000.00	
	Repair concrete on porches and patios	\$5,000.00		Replace doorbells	\$5,000.00	
	Replace exterior and storm doors	\$8,000.00		Relocate and fence garbage container located in north rear parking lot.	\$5,000.00	
	Increase parking	\$5,000.00		Install concrete patios	\$8,000.00	
	Replace kitchen cabinets and countertops	\$5,000.00		Replace exhaust fans	\$25,000.00	
	Create storage unit for estate's landscape equipments	\$6,000.00			\$245,000.00	
	Renovate management office	\$20,000.00				
	Replace exhaust fans	\$25,000.00				
	Repair roofs	\$35,000.00				
	Riverside New Construction OH003-118		Riverside New Construction OH003-118			
	Construct new units	\$470,000.00		Construct new units	\$370,000.00	
	Cedar Extension OH003-011, 023		Cedar Extension OH003-011, 023			
	Upgrade all kitchens and bathrooms	\$10,000.00		Upgrade all kitchens and bathrooms	\$10,000.00	
	Electrical upgrades	\$35,000.00		Electrical upgrades	\$30,000.00	
	Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$30,000.00	
	Site improvements	\$30,000.00		Site improvements	\$30,000.00	
	Structural repairs	\$30,000.00		Structural repairs	\$30,000.00	
	Exterior building repairs	\$20,000.00		Additional exterior lighting	\$10,000.00	
	Repair roofs (F)	\$50,000.00		Hot water heaters, pumps and furnaces	\$15,000.00	
	Install outside sill cocks and shut off valves (F)	\$5,000.00		Install access panels and shut-off valves in bathrooms (F)	\$10,000.00	
	Hot water heaters, pumps and furnaces (F)	\$10,000.00		Install window screens (F)	\$12,000.00	
	Install window screens (F)	\$20,000.00		Replace exterior door jambs	\$5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Ventilate bathrooms (F)	\$6,000.00		Replace screen doors	\$15,000.00	
	Replace compactor (F)	\$5,000.00		Install an irrigation system	\$10,000.00	
	Increase exterior lighting	\$15,000.00		Install ceiling lights in units (HR)	\$4,000.00	
	Interior renovations	\$5,000.00		Install new carpet in office (F)	\$5,000.00	
	Install a new basketball court (F)	\$5,000.00		Repair/replace roofs	\$50,000.00	
	Install metal doors in basements with key locks (F)	\$10,000.00		Create additional parking (HR)	\$5,000.00	
	Replace screen doors	\$15,000.00		Install GFI's in kitchens and bathrooms	\$4,000.00	
				Upgrade elevators	\$10,000.00	
	Garden Valley OH003-013, 019, 020, 027		Garden Valley OH003-013, 019, 020, 027			
	Plumbing upgrades	\$25,000.00		Plumbing upgrades	\$25,000.00	
	Replace doors and frames in the row house utility rooms	\$5,000.00		Repair stairwells	\$30,000.00	
	Electrical upgrades	\$15,000.00		Electrical upgrades	\$25,000.00	
	Site improvements	\$10,000.00		Site improvements	\$8,000.00	
	Structural repairs	\$15,000.00		Structural repairs	\$25,000.00	
	Landscaping	\$5,000.00		Repair/replace doors	\$20,000.00	
	Redevelopment of units	\$500,000.00		Replace intercoms in three story walkups	\$5,000.00	
	Replace hot water tanks	\$10,000.00		Repair roofs	\$10,000.00	
	Increase exterior lighting	\$15,000.00		Redevelopment of units	\$800,000.00	
	Repave and restripe parking lots	\$15,000.00		Repair fences	\$25,000.00	
	Repair stairwells	\$30,000.00		Repair mailboxes	\$20,000.00	
	Repair roofs	\$20,000.00				
	Install door bells in row houses	\$5,000.00				
	Repair fences	\$25,000.00				
	Repair mailboxes	\$20,000.00				
	Repair/replace doors	\$20,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
Olde Cedar OH003-014	Repair balconies	\$15,000.00	Olde Cedar OH003-014	Repair balconies	\$15,000.00	
	Electrical upgrades	\$30,000.00		Electrical upgrades	\$30,000.00	
	Plumbing upgrades	\$25,000.00		Plumbing upgrades	\$30,000.00	
	Site improvements	\$15,000.00		Site improvements	\$15,000.00	
	Structural repairs	\$30,000.00		Structural repairs	\$30,000.00	
	Replace windows and screens	\$10,000.00		Replace windows and screens	\$20,000.00	
	Replace roofs on bldgs E & J	\$200,000.00		Repair/replace 15 building doors	\$15,000.00	
	Replace hot water tanks, pumps and furnaces	\$5,000.00		Replace hot water tanks, pumps and furnaces	\$10,000.00	
	Replace boilers and pumps	\$15,000.00		Repair stairs	\$20,000.00	
	Install a dumpster enclosure	\$10,000.00		Install kitchen vent hoods	\$10,000.00	
	Replace entrance doors hardware, frames and locks	\$10,000.00		Repair roofs	\$100,000.00	
	Replace unit furnaces	\$4,000.00		Replace intercoms in three story walkups	\$13,500.00	
	Repair stairwells	\$20,000.00		Install porch lights	\$15,000.00	
	Replace mailbox stations	\$15,000.00		Repair fencing throughout estate	\$15,000.00	
	Repair/replace 15 building doors	\$15,000.00		Replace mailbox stations	\$15,000.00	
Olde Cedar MROP OH003-088	Replace boilers	\$15,000.00	Olde Cedar MROP OH003-088	Replace boilers	\$15,000.00	
	Tuckpoint & Masonry work	\$25,000.00		Tuckpoint & Masonry work	\$25,000.00	
	Replace roofs	\$200,000.00		Replace roofs	\$300,000.00	
Lakeview Terrace OH003-016	Replace fencing	\$10,000.00	Lakeview Terrace OH003-016	Electrical upgrades	\$25,000.00	
	Electrical upgrades	\$50,000.00		Plumbing upgrades	\$30,000.00	
	Plumbing upgrades	\$50,000.00		Site improvements	\$20,000.00	
	Site improvements	\$15,000.00		Structural repairs	\$30,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Structural repairs	\$20,000.00		Replace windows and window screens (insect and security)	\$20,000.00	
	Trash enclosures	\$10,000.00		Trash enclosures	\$10,000.00	
	Investigate plumbing issues (W. 28th/Spruce)	\$150,000.00		Upgrade kitchens and bathrooms	\$20,000.00	
	Tuckpoint & Masonry repair	\$50,000.00		Install a play area on 1307 W. 25th (Spruce Court)	\$50,000.00	
	Comprehensive modernization of twenty units	\$500,000.00		Comprehensive modernization of twenty units	\$700,000.00	
	Upgrade kitchens and bathrooms	\$10,000.00		Install panel boxes in basements	\$10,000.00	
	Upgrade heating system	\$10,000.00		Replace fencing	\$10,000.00	
	Upgrade exterior lighting	\$15,000.00		Tuckpoint & Masonry repair	\$50,000.00	
	Repair sidewalks	\$10,000.00		Repair sidewalks	\$10,000.00	
	Repair roofs	\$50,000.00		Repair roofs	\$50,000.00	
	Concrete repair for various areas on W.25th/Spruce	\$15,000.00		Upgrade heating system	\$10,000.00	
	Install panel boxes in basements	\$10,000.00		Upgrade HVAC	\$8,000.00	
	Upgrade fire alarm system	\$5,000.00		Replace mailboxes	\$5,000.00	
	Crestview OH003-017		Crestview OH003-017			
	Electrical upgrades	\$8,000.00		Electrical upgrades	\$20,000.00	
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$25,000.00	
	Site improvements	\$5,000.00		Site improvements	\$10,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$20,000.00	
	Interior renovations	\$5,000.00		Replace 30 a/c units annually	\$15,000.00	
	Upgrade heating system	\$150,000.00		Replace closet doors in units	\$5,000.00	
	Install new unit entry door and locks	\$5,000.00		Replace roofs	\$40,000.00	
	Guard rails for parking lot	\$4,000.00		Replace carpet in halls and common areas	\$20,000.00	
	Replace bathroom floors in each unit	\$10,000.00		Replace bathroom floor in each unit	\$30,000.00	
	Repair roof	\$50,000.00		Replace hallway lighting	\$5,000.00	
	Interior/Exterior signage	\$15,000.00		Install new compactor	\$15,000.00	
	Replace windows	\$150,000.00		Landscaping	\$5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Upgrade a/c in hallways	\$5,000.00		Upgrade heating system	\$150,000.00	
				Replace windows	\$130,000.00	
King Kennedy South OH003-018	Electrical upgrades	\$20,000.00	King Kennedy South OH003-018	Electrical upgrades	\$30,000.00	
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$30,000.00	
	Site improvements	\$2,000.00		Site improvements	\$15,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$30,000.00	
	Replace mailboxes	\$3,000.00		Upgrade Boys and Girls Club	\$10,000.00	
	Replace closet doors in units	\$10,000.00		Replace or repair windows and screens	\$40,000.00	
	Stairwell lights	\$3,000.00		Upgrade hallway lights (Stokes Mall)	\$5,000.00	
	Replace porch lights	\$2,000.00		Replace closet doors in units	\$15,000.00	
	Replace kitchen and bathroom cabinets	\$5,000.00		Replace screen doors	\$20,000.00	
	Replace carpeting	\$3,000.00		Investigate creating additional heating vents	\$10,000.00	
	Storm/security doors	\$20,000.00		Repair and restripe parking lot	\$10,000.00	
	Replace exterior lights	\$5,000.00		Increase building and parking lot lighting	\$7,000.00	
	Replace or repair windows and screens	\$10,000.00		Replace or repair windows and screens	\$10,000.00	
	Replace kitchen and bathroom cabinets and countertops	\$8,000.00		Replace kitchen and bathroom cabinets and countertops	\$8,000.00	
	Repair/replace roofs	\$30,000.00		Upgrade baseball field	\$5,000.00	
	Replace utility doors and locks	\$5,000.00		Repair/replace roofs	\$30,000.00	
Stokes Mall	Repair windows & screens on first floor	\$15,000.00	Stokes Mall	Repair windows & screens on first floor	\$15,000.00	
	Install access panel and clean out stacks	\$20,000.00		Install access panel and clean out stacks	\$20,000.00	
	Repair/replace roofs	\$30,000.00		Repair/replace roofs	\$30,000.00	
	Upgrade interior lighting	\$5,000.00		Upgrade interior lighting	\$5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Upgrade plumbing	\$5,000.00		Upgrade interior signage	\$3,000.00	
				Upgrade plumbing	\$5,000.00	
	KKS: Renaissance & Delaney OH003-086, 107			KKS: Renaissance & Delaney OH003-086, 107		
	Masonry Repairs	\$25,000.00		Masonry Repairs	\$25,000.00	
	Repair windows & screens on first floor	\$15,000.00		Repair windows & screens on first floor	\$15,000.00	
	Repair/replace mailboxes	\$15,000.00		Repair/replace mailboxes	\$15,000.00	
					\$55,000.00	
	Phoenix Village OH003-109, 114			Phoenix Village OH003-109, 114		
	Repair irrigation system	\$10,000.00		Repair irrigation system	\$10,000.00	
	Wade Apts. OH003-021			Wade Apts. OH003-021		
	Electrical upgrades	\$12,000.00		Electrical upgrades	\$20,000.00	
	Plumbing upgrades	\$12,000.00		Plumbing upgrades	\$20,000.00	
	Site improvements	\$5,000.00		Site improvements	\$10,000.00	
	Closet door repair/replacement (HR)	\$7,000.00		Replace furnaces	\$4,000.00	
	Structural repairs	\$12,000.00		Structural repairs	\$20,000.00	
	Increase exterior lighting	\$3,000.00		Exterior lighting	\$5,000.00	
	Replace furnaces	\$3,000.00		Expand parking lot	\$20,000.00	
	Central air conditioning (HR)	\$10,000.00		Closet door repair/replacement	\$5,000.00	
	Upgrade bathrooms	\$25,000.00		Upgrade bathrooms	\$25,000.00	
	Upgrade shut-off valves	\$5,000.00		Install showers in non-mod units (HR)	\$20,000.00	
				Install exhaust fans in community room kitchen (HR)	\$7,000.00	
	Replace sidewalks	\$7,000.00		Upgrade unit kitchens and bathrooms	\$5,000.00	
	Install showers in non-mod units (HR)	\$10,000.00		Interior renovations	\$2,000.00	
	Interior renovations	\$5,000.00		Repair roofs	\$50,000.00	
	Repair roof	\$30,000.00		Upgrade elevators	\$5,000.00	
	Install fans for ventilation	\$40,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
Springbrook OH003-022	Plumbing upgrade	\$20,000.00	Springbrook OH003-022	Plumbing upgrade	\$20,000.00	
	Upgrade bathrooms and kitchens in non-mod units	\$10,000.00		Upgrade bathrooms and kitchens in non-mod units	\$30,000.00	
	Electrical upgrades	\$20,000.00		Electrical upgrades	\$15,000.00	
	Site improvements	\$10,000.00		Site improvements	\$7,000.00	
	Structural repairs	\$20,000.00		Structural repairs	\$20,000.00	
	Install two power door operators (ADA)	\$3,000.00		Replace mortise locksets in all units (F)	\$3,000.00	
	Expand parking lot	\$3,000.00		Replace intercom system	\$4,000.00	
	Repair/re-stripe parking lot	\$5,000.00		Interior renovations	\$5,000.00	
	Replace stacks, install isolation valves, hot water pumps and first floor valves	\$15,000.00		Replace hot water pumps and first floor valves	\$5,000.00	
	Replace furnaces as needed (F)	\$3,500.00		Replace furnaces as needed (F)	\$4,000.00	
	Replace screen doors	\$10,000.00		Install showers in elderly units	\$6,000.00	
	Upgrade laundry room	\$5,000.00		Repair/replace roofs	\$30,000.00	
	Ventilate bathrooms	\$8,000.00		Tuckpointing	\$30,000.00	
	Replace hallway entrance doors (F)	\$3,000.00		Upgrade playground equipment	\$5,000.00	
	Increase exterior lighting	\$3,000.00				
	Repair roof	\$30,000.00				
	Interior renovations	\$3,000.00				
	Replace/upgrade electrical panel boxes	\$10,000.00				
	Site investigation	\$15,000.00				
	Install showers	\$25,000.00				

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Repair roof	\$10,000.00		Install screen doors (F)	\$10,000.00	
	Exterior lighting	\$10,000.00		Exterior lighting	\$3,000.00	
	Repair intercom system	\$5,000.00		Install isolation and shut-off valves	\$5,000.00	
	Enclose security booth	\$5,000.00		Repair roofs	\$10,000.00	
	Install CCTV system	\$6,000.00		Ventilate bathrooms	\$5,000.00	
	Install screen doors (F)	\$10,000.00		Replace closet doors	\$5,000.00	
	Upgrade bathrooms	\$15,000.00		Install a waterproof awning	\$4,000.00	
	Install isolation and shut off valves	\$5,000.00		Install concrete walkway that connect backdoors to sidewalks (F)	\$15,000.00	
	Replace 30 A/C units (HR)	\$40,000.00		Replace 30 A/C units (HR)	\$40,000.00	
	Elevator upgrades	\$5,000.00		Replace Roof on Wilson (F)	\$250,000.00	
	Replace furnaces	\$5,000.00		Upgrade ventilation system	\$10,000.00	
	Install range hoods	\$5,000.00		Replace screen doors in family estate	\$10,000.00	
				Replace furnaces	\$5,000.00	
	Riverview Tower OH003-025		Riverview Tower OH003-025			
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$10,000.00	
	Structural repairs	\$10,000.00		Repair roof	\$10,000.00	
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$10,000.00	
	Replace first floor carpet	\$5,000.00		Interior renovations	\$10,000.00	
	Replace emergency generator	\$125,000.00		Replace carpet in units	\$5,000.00	
	Repair roof	\$8,000.00		Elevator upgrades	\$10,000.00	
	Replace carpet in units	\$5,000.00		Site improvements	\$15,000.00	
	Site improvements	\$2,000.00		Structural repairs	\$15,000.00	
	Structural repairs	\$10,000.00		Comprehensive redevelopment	\$600,000.00	
	Flat bed scooter	\$6,000.00		Renovate public restrooms	\$10,000.00	
	Comprehensive redevelopment	\$550,000.00				
	Upgrade community room kitchen	\$7,000.00				
	Install exhaust fans for kitchen & smoke room	\$5,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
King Kennedy North OH003-026	Electrical upgrades	\$20,000.00	King Kennedy North OH003-026	Electrical upgrades	\$20,000.00	
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$20,000.00	
	Site improvements	\$2,000.00		Site improvements	\$10,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$20,000.00	
	Door enclosures	\$3,000.00		Bathroom grab bars	\$2,000.00	
	Replace carpet in occupied units	\$7,000.00		Replace flooring in bridge ways	\$10,000.00	
	Paint all interior hallways and common areas	\$2,000.00		Upgrade janitorial closets to include plumbing and electricity	\$7,000.00	
	Upgrade community room	\$2,000.00		Repair/replace roofs	\$40,000.00	
	Install air conditioning brackets and converse in each unit	\$3,000.00		Interior renovations	\$4,000.00	
	Resurface parking lot	\$5,000.00		Install additional security cameras	\$4,000.00	
	Interior renovations	\$2,000.00		Replace unit locks	\$5,000.00	
	Repair roof	\$30,000.00		Upgrade elevators	\$5,000.00	
				Replace non-working spigots	\$5,000.00	
Manhattan OH003-030B	Electrical upgrades	\$7,000.00	Manhattan OH003-030B	Electrical upgrades	\$7,000.00	
	Plumbing upgrades	\$7,000.00		Plumbing upgrades	\$7,000.00	
	Site improvements	\$1,000.00		Site improvements	\$1,000.00	
	Structural repairs	\$5,000.00		Structural repairs	\$5,000.00	
	Landscape	\$5,000.00		Replace carpet in twenty-five units	\$5,000.00	
	Replace carpet	\$5,000.00		Upgrade management office	\$2,000.00	
				Interior renovations	\$2,000.00	
Park Denison OH003-030A	Electrical upgrades	\$5,000.00	Park Denison OH003-030A	Replace carpet in 25 units	\$5,000.00	
	Plumbing upgrades	\$7,000.00		Electrical upgrades	\$5,000.00	
	Site improvements	\$2,000.00		Plumbing upgrades	\$7,000.00	
	Structural repairs	\$5,000.00		Site improvements	\$2,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Upgrade lobby	\$5,000.00		Structural repairs	\$5,000.00	
	Repair and upgrade security system	\$6,000.00		Replace existing fire doors	\$15,000.00	
	LaRonde OH003-030		LaRonde OH003-030			
	Install new units light fixtures	\$4,000.00		Install new units light fixtures	\$5,000.00	
	Electrical upgrades	\$6,000.00		Plumbing upgrade	\$10,000.00	
	Site improvements	\$1,000.00		Electrical upgrades	\$10,000.00	
	Structural repairs	\$15,000.00		Site improvements	\$1,000.00	
	New lobby furniture and equipment	\$3,000.00		Structural repairs	\$10,000.00	
	Upgrade community room kitchen	\$6,000.00		Install bollards	\$1,000.00	
	Replace kitchen and bathroom cabinets	\$8,000.00		Upgrade unit bathrooms	\$8,000.00	
	Make lobby bathrooms ADA accessible	\$10,000.00		Interior renovations	\$5,000.00	
	Repair roof	\$40,000.00		Repair roof	\$25,000.00	
	Increase parking area	\$6,000.00		Replace boilers	\$10,000.00	
	Interior renovations	\$5,000.00		Replace building entry doors	\$10,000.00	
				Replace unit balconies	\$20,000.00	
				Replace unit entry doors	\$10,000.00	
	Lakeview Tower OH003-031		Lakeview Tower OH003-031			
	Electrical upgrades	\$15,000.00		Electrical upgrades	\$30,000.00	
	Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$25,000.00	
	Site improvements	\$4,000.00		Site improvements	\$10,000.00	
	Structural repairs	\$10,000.00		Replace hallway carpeting	\$5,000.00	
	Install one power door operator (ADA)	\$1,500.00		Increase exterior lights	\$2,000.00	
	Replace entrance doors	\$5,000.00		Interior renovations	\$5,000.00	
	Landscape	\$1,000.00		Increase hallway lighting	\$3,000.00	
	Air conditioners	\$5,000.00		Resurface parking lot	\$5,000.00	
	Interior renovations	\$4,000.00		Renovate beauty salon	\$5,000.00	
	Repair roof	\$40,000.00		Repair sidewalks	\$5,000.00	
	Upgrade fire alarm system	\$4,000.00		Repair roof	\$10,000.00	
	Repair resident activity room	\$3,000.00		Increase parking spaces	\$6,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Replace zone & isolation valves on heating system	\$20,000.00		Replace zone & isolation valves on heating system	\$20,000.00	
				Replace closet doors - all units	\$7,000.00	
				Upgrade laundry rooms	\$5,000.00	
				Structural repairs	\$20,000.00	
	Addison Townhouses OH003-032		Addison Townhouses OH003-032			
	Replace closet doors	\$7,000.00		Replace closet doors - all units	\$5,000.00	
	Structural repairs/roof repairs	\$10,000.00		Install new kitchen cabinets in all units	\$5,000.00	
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$10,000.00	
	Plumbing upgrades	\$5,000.00		Plumbing upgrades	\$10,000.00	
	Site improvements	\$3,000.00		Site improvements	\$2,000.00	
	Exterior lighting	\$2,000.00		Structural repairs	\$10,000.00	
	Install security screens	\$5,000.00		Install security screens	\$5,000.00	
	Replace mailboxes	\$3,000.00		Repair roofs	\$3,000.00	
	Install new windows to include storm windows and screens	\$10,000.00				
	Install doorbells	\$1,500.00				
	Install new kitchen cabinets in all units	\$5,000.00				
	Replace storm doors	\$3,000.00				
	Replace unit floor tile	\$5,000.00				
	Bellaire Gardens OH003-033		Bellaire Gardens OH003-033			
	Structural repairs	\$20,000.00		Structural repairs	\$20,000.00	
	Electrical upgrades	\$20,000.00		Electrical upgrades	\$20,000.00	
	Plumbing upgrade	\$20,000.00		Plumbing upgrade	\$20,000.00	
	Retile all hallways	\$10,000.00		Retile all hallways	\$8,000.00	
	Install awnings (A)	\$20,000.00		Replace interior and exterior doors (B)	\$7,000.00	
	Install fencing (B)	\$35,000.00		Landscaping	\$5,000.00	
	Repair roofs	\$100,000.00		Site improvements	\$15,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Site improvements	\$10,000.00		Replace light balances	\$8,000.00	
	Replace all closet doors (A &B)	\$20,000.00		Security screens and doors for first floor residents	\$10,000.00	
	Replace GFI's in kitchens and bathrooms	\$10,000.00		Upgrade all kitchen and bathroom cabinets and countertops (20 annually) (A & B)	\$15,000.00	
	Install two power door operators	\$20,000.00		Replace hallway lighting	\$5,000.00	
	Upgrade community room kitchen (A & B)	\$35,000.00		Replace balcony screens (B)	\$10,000.00	
	Replace bathroom and kitchen cabinets (A & B)	\$50,000.00		Replace the tile in all units (A & B)	\$7,000.00	
	Interior renovations (A & B)	\$25,000.00		Replace floor heaters (B)	\$10,000.00	
	Install hallway handrails (A)	\$25,000.00		Replace carpet (A &B)	\$10,000.00	
	Replace patio rails and concrete (B)	\$20,000.00		Extend patio area (A)	\$8,000.00	
	Replace heating valves, thermostats and shut-off valves (A & B)	\$20,000.00		Install zone valves	\$30,000.00	
	Security screens for hallway windows (B)	\$10,000.00		Security cameras (A & B)	\$5,000.00	
	Replace ceiling tile (A)	\$10,000.00		Interior renovations (A & B)	\$5,000.00	
	Replace floor tile and cove base in elevators and hallways (A & B)	\$20,000.00		Emergency lighting in stairwells	\$3,000.00	
	Renovate elevator cab (A & B)	\$30,000.00				
	Install door closures	\$35,000.00				
	Repave parking lot	\$15,000.00				
	Repair/replace mailboxes	\$15,000.00				
	Addison Square OH003-034		Addison Square OH003-034			
	Install two power door operators (ADA)	\$3,000.00		Plumbing upgrades	\$10,000.00	
	Plumbing upgrades	\$10,000.00		Electrical upgrades	\$10,000.00	
	Build a storage shed for gas equipment	\$5,000.00		Site improvements	\$1,000.00	
	Electrical upgrades	\$10,000.00		Structural repairs	\$10,000.00	
				Replace kitchen and bathrooms in non mod units	\$15,000.00	
	Site improvements	\$3,000.00		Upgrade community room lighting	\$4,000.00	
	Structural repairs	\$15,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Replace valves and expansion joints	\$3,000.00		Parking lot renovations	\$12,000.00	
	Exterior lighting	\$2,000.00		Install window screens in hallways	\$10,000.00	
	Replace kitchen and bathrooms in non mod units	\$15,000.00		Replace valves and expansion joints	\$3,000.00	
	Upgrade common area lighting	\$3,000.00		Door repair/replacement	\$4,000.00	
	Replace building intercoms	\$4,000.00		Interior renovations	\$5,000.00	
	Upgrade GFI's in non-mod units	\$5,000.00		Exterior lighting	\$3,000.00	
	Replace valves, risers and pumps	\$3,000.00		Replace valves, risers and pumps	\$3,000.00	
	Install rail covers on all balconies	\$7,000.00		Repair roof	\$5,000.00	
	Interior renovations	\$5,000.00				
	Beachcrest OH003-035		Beachcrest OH003-035			
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$15,000.00	
	Site improvements	\$2,000.00		Site improvements	\$4,000.00	
	Structural repairs	\$15,000.00		Structural repairs	\$15,000.00	
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$15,000.00	
	Interior renovations	\$5,000.00		Interior renovations	\$2,000.00	
	Ventilate elevators	\$8,000.00		Upgrade hallway lighting and exit lights	\$3,000.00	
	Heating convactor covers	\$2,000.00		Replace unit entry doors (A/B)	\$5,000.00	
	Repair roof	\$5,000.00		Repair building ventilation	\$25,000.00	
	Door repair/replacement	\$10,000.00		Exterior lighting	\$2,000.00	
	Replace valves, risers and pumps	\$3,000.00		Install picnic tables and barbeque grills	\$3,000.00	
				Replace entrance doors (A & B)	\$5,000.00	
				Replace valves, risers and pumps	\$3,000.00	
				Replace carpet in occupied units	\$5,000.00	
				Repair roof	\$10,000.00	
				Install isolation valves for each riser	\$10,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
Scranton Castle OH003-036, 053A	Replace emergency generator	\$10,000.00	Scranton Castle OH003-036, 053A	Electrical upgrades	\$10,000.00	
	Electrical upgrades	\$10,000.00		Site improvements	\$50,000.00	
	Site improvements	\$2,000.00		Structural repairs	\$10,000.00	
	Structural repairs	\$10,000.00		Plumbing upgrades	\$10,000.00	
	Structural repairs	\$40,000.00		Roof repairs	\$20,000.00	
	Interior renovations	\$5,000.00		Replace valves, risers and pumps	\$3,000.00	
	Plumbing upgrades	\$10,000.00		Interior renovations	\$2,000.00	
	Replace carpeting	\$6,000.00		Security cameras	\$3,000.00	
	Repair parking lot	\$5,000.00		Exterior lighting	\$2,000.00	
	Replace entry door	\$5,000.00		Structural repairs	\$40,000.00	
	Roof repairs	\$20,000.00				
	Replace valves, risers and pumps	\$3,000.00				
Apthorp OH003-037	Plumbing upgrade	\$10,000.00	Apthorp OH003-037	Plumbing upgrade	\$25,000.00	
	Electrical upgrades	\$10,000.00		Electrical upgrades/new panels	\$25,000.00	
	Site improvements	\$2,000.00		Site improvements	\$5,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$25,000.00	
	Install one power door operator	\$3,000.00		Replace intercom system	\$3,000.00	
	Repair and paint community room and kitchen	\$7,000.00		Replace kitchen cabinets and install bathroom vanities	\$10,000.00	
	Upgrade laundry facility	\$4,000.00		Replace community room furniture	\$2,000.00	
	Exterior lighting	\$2,000.00		Replace existing storage shed	\$3,000.00	
	Door repair/replacement	\$4,000.00		Exterior lighting	\$1,000.00	
	Repair elevators	\$8,000.00		Door repair/replacement	\$4,000.00	
	Lobby furniture	\$3,000.00		Carpet units	\$8,000.00	
	Replace carpet	\$5,000.00		Upgrade hallway and exterior lighting	\$5,000.00	
	Replace valves, risers and pumps	\$3,000.00		Roof repairs	\$10,000.00	
	Interior renovations	\$5,000.00		Replace valves, risers and pumps	\$3,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Replace kitchen cabinets and install bathroom vanities- 20 units annually	\$10,000.00		Interior renovations	\$2,000.00	
	Roof repairs	\$10,000.00		Replace tile in common areas	\$5,000.00	
	Install exhaust fans in bathrooms	\$7,000.00		Upgrade breaker boxes	\$10,000.00	
				Install ventilation system in hallways	\$15,000.00	
				Replace carpet in hallways	\$8,000.00	
	Walton Landon OH003-038		Walton Landon OH003-038			
	Repair sidewalks and parking lots	\$2,000.00		Plumbing upgrade	\$2,000.00	
	Plumbing upgrade	\$2,000.00		Electrical upgrades	\$2,000.00	
	Electrical upgrades	\$2,000.00		Site improvements	\$1,000.00	
	Site improvements	\$1,000.00		Repair sidewalks and parking lots	\$1,000.00	
	Structural repairs	\$3,000.00		Structural repairs	\$2,000.00	
	Replace bathtubs	\$4,000.00		Replace bathtubs	\$4,000.00	
	Paint unit exteriors	\$2,000.00		Repair roofs	\$3,000.00	
	Repair roofs	\$2,000.00				
	Mount Auburn OH003-039		Mount Auburn OH003-039			
	Install a power door operator (ADA)	\$5,000.00		Install an ADA ramp in the front and back of building	\$5,000.00	
	Rewire light fixtures in hallways and stairwells	\$4,000.00		Replace exterior lights	\$2,000.00	
	Replace unit carpeting	\$5,000.00		Replace unit doors	\$6,000.00	
	Plumbing upgrade	\$8,000.00		Plumbing upgrade	\$15,000.00	
	Electrical upgrades	\$8,000.00		Electrical upgrades	\$15,000.00	
	Site improvements	\$1,000.00		Site improvements	\$3,000.00	
	Structural repairs	\$6,000.00		Structural repairs	\$8,000.00	
	Replace VCT floor tile on first floor with ceramic tile	\$5,000.00		Tuckpoint	\$7,000.00	
	Replace unit doors	\$6,000.00				
				Replace floor tile in kitchen and bathrooms	\$5,000.00	
	Install parking lot lighting	\$3,000.00		Install a commercial stove and refrigerator in community room	\$6,000.00	
	Repair driveway	\$6,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Replace compactor	\$5,000.00		Install additional security cameras	\$3,000.00	
	Exterior lighting	\$3,000.00		Repair roofs	\$5,000.00	
	Interior renovations	\$3,000.00		Interior renovations	\$3,000.00	
	Repair roofs	\$30,000.00		Remodel laundry room	\$7,000.00	
	Upgrade kitchens and bathrooms	\$15,000.00		Replace unit carpeting	\$10,000.00	
				Replace unit doors	\$10,000.00	
				Replace vent covers	\$5,000.00	
				Replace closet doors	\$10,000.00	
	Lorain Square OH003-040		Lorain Square OH003-040			
	Plumbing upgrade	\$15,000.00		Electrical upgrades	\$10,000.00	
	Electrical upgrades	\$20,000.00		Site improvements	\$2,000.00	
	Site improvements	\$15,000.00		Structural repairs	\$10,000.00	
	Structural repairs	\$15,000.00		Replace patio doors	\$10,000.00	
				Install central A/C in hallways, lobbies and community room	\$10,000.00	
	Lobby upgrades	\$15,000.00		Install kitchen vents in all apartments	\$8,000.00	
	Install two power door operators	\$30,000.00		Upgrade kitchens and baths	\$5,000.00	
	Interior renovations	\$10,000.00		Upgrade GFI's and install a dedicated wire for AC	\$10,000.00	
				Upgrade community room kitchen	\$8,000.00	
	Replace zone valves, thermostats and ray packs	\$8,000.00		Additional exterior lighting	\$2,000.00	
	Replace patio doors and seals	\$30,000.00		Plumbing upgrade	\$20,000.00	
	Repave parking lot	\$15,000.00		Interior renovations	\$2,000.00	
	Retile bathrooms and kitchens	\$5,000.00		Replace security desk	\$2,000.00	
	Upgrade common area lighting	\$7,000.00		Install shutoff valves	\$3,000.00	
	Replace security desk	\$5,000.00				
	Miles Elmerge OH003-041		Miles Elmerge OH003-041			
	Install one power door operator (ADA)	\$3,000.00		Electrical upgrades	\$10,000.00	
	Electrical upgrades	\$10,000.00		Plumbing upgrades	\$10,000.00	
	Plumbing upgrades	\$10,000.00		Site improvements	\$2,000.00	
	Site improvements	\$2,000.00		Structural repairs	\$10,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Structural repairs	\$10,000.00		Exhaust fans in the kitchens of every unit	\$5,000.00	
	Exhaust fans in the kitchens of every unit	\$5,000.00		Repair porch handrails	\$4,000.00	
	Porch lighting needs to be replaced	\$2,000.00		Upgrade kitchens and bathrooms (twenty units annually)	\$9,000.00	
	Upgrade kitchens and bathrooms (twenty units annually)	\$20,000.00		Install new retaining wall	\$5,000.00	
	Lobby and community room furniture	\$4,000.00		Lobby upgrades	\$2,000.00	
	Upgrade hallway lighting	\$5,000.00		Security screens for first floor (HR)	\$10,000.00	
	Repair roof	\$35,000.00		Replace porch exterior doors	\$2,000.00	
	Upgrade community room kitchen	\$5,000.00		Repave rear driveway and add a ramp	\$7,000.00	
	Acquire additional lot for parking	\$30,000.00		Repair roof	\$5,000.00	
	Replace carpet	\$8,000.00		Replace security desk	\$3,000.00	
	Bohn Tower OH003-042		Bohn Tower OH003-042			
	Plumbing upgrade	\$10,000.00		Plumbing upgrade	\$10,000.00	
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$15,000.00	
	Site improvements	\$2,000.00		Site improvements	\$5,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$10,000.00	
	Replace the carpeting in hallways	\$5,000.00		Upgrade intercom system	\$2,000.00	
	Install a power door operator (ADA)	\$9,000.00		Replace the carpeting in hallways	\$4,000.00	
	Upgrade kitchens and bathrooms (twenty units annually)	\$20,000.00		Upgrade kitchens and bathrooms (twenty units annually)	\$20,000.00	
	Interior renovations	\$5,000.00		Interior renovations	\$2,000.00	
	Replace ceiling light in living room	\$5,000.00		Install new HVAC system in lobby and management office	\$10,000.00	
	Replace vestibule floor with carpet or tile	\$3,000.00		Repair roofs	\$10,000.00	
	Repair windows	\$25,000.00		Replace carpet with ceramic tile in family rooms	\$3,000.00	
				Upgrade exercise room	\$5,000.00	
				Repair windows	\$25,000.00	
				Re-tile community room	\$10,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
				Replace elevator floors	\$15,000.00	
	Woodhill Shale (Sunrise) OH003-042A			Woodhill Shale (Sunrise) OH003-042A		
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$5,000.00	
	Site improvements	\$5,000.00		Plumbing upgrades	\$5,000.00	
	Repair retaining wall, address erosion	\$7,000.00		Site improvements	\$1,000.00	
	Waterproof basements	\$3,000.00		Structural repairs	\$5,000.00	
	Plumbing upgrades	\$5,000.00		Replace bathroom and kitchen cabinets	\$9,000.00	
	Site improvements	\$1,000.00				
	Replace windows	\$10,000.00				
	Repair roofs	\$20,000.00				
	Structural repairs	\$5,000.00				
	Replace bathroom and kitchen cabinets	\$4,000.00				
	Allegheny Circle OH003-043			Allegheny Circle OH003-043		
	Electrical upgrades	\$4,000.00		Electrical upgrades	\$4,000.00	
	Plumbing upgrades	\$4,000.00		Plumbing upgrades	\$4,000.00	
	Site improvements	\$1,000.00		Site improvements	\$1,000.00	
	Structural repairs	\$5,000.00		Structural repairs	\$5,000.00	
	Repair roofs	\$3,000.00		Waterproof basements	\$2,000.00	
				Repair roofs	\$3,000.00	
	Union Square OH003-044			Union Square OH003-044		
	Install two power door operators	\$11,500.00		Reline trash chutes	\$4,000.00	
	Upgrade kitchens and bathrooms	\$25,000.00		Plumbing upgrade	\$10,000.00	
	Plumbing upgrade	\$10,000.00		Electrical upgrades	\$10,000.00	
	Electrical upgrades	\$10,000.00		Site improvements	\$2,000.00	
	Site improvements	\$3,000.00		Structural repairs	\$30,000.00	
	Structural repairs	\$10,000.00		Upgrade kitchens and bathrooms	\$5,000.00	
	Interior renovations	\$5,000.00		Replace windows	\$30,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Exterior lighting	\$5,000.00		Replace roofs	\$50,000.00	
	Paint balconies	\$8,000.00		Canopy for rear of building	\$10,000.00	
	Patio door screens	\$7,000.00		Replace carpet	\$5,000.00	
				Upgrade lobby and security booth	\$3,000.00	
				Upgrade community room	\$4,000.00	
				Interior renovations	\$5,000.00	
	Woodhill Scat. (Baldwin) OH003-044A		Woodhill Scat. (Baldwin) OH003-044A			
	Replace windows	\$5,000.00		Electrical upgrades	\$5,000.00	
	Replace fences	\$7,000.00		Plumbing upgrades	\$5,000.00	
	Install security system	\$3,000.00		Site improvements	\$5,000.00	
	Electrical upgrades	\$5,000.00		Structural repairs	\$5,000.00	
	Plumbing upgrades	\$4,000.00		Replace windows	\$10,000.00	
	Site improvements	\$5,000.00		Repair roofs	\$2,000.00	
	Replace windows	\$3,000.00				
	Structural repairs	\$3,000.00				
	Landscaping	\$1,000.00				
	Harvard Townhouses OH003-045		Harvard Townhouses OH003-045			
	Replace siding	\$3,000.00		Plumbing upgrade	\$5,000.00	
	Plumbing upgrade	\$3,000.00		Electrical upgrades	\$50,000.00	
	Electrical upgrades	\$3,000.00		Site improvements	\$1,000.00	
	Site improvements	\$1,000.00		Structural repairs	\$3,000.00	
	Structural repairs	\$1,000.00		Repair roofs	\$3,000.00	
	Repair roofs	\$15,000.00		Replace kitchen cabinets	\$1,000.00	
	Replace fencing	\$2,000.00				
	Jefferson-W. 5th OH003-050		Jefferson-W. 5th OH003-050			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Euclid Beach OH003-052	Install a power door operator (ADA)	\$3,000.00	Euclid Beach OH003-052	Create a computer room	\$6,000.00
		Upgrade laundry rooms	\$10,000.00		Plumbing upgrade	\$17,000.00
		Plumbing upgrade	\$16,000.00		Electrical upgrades	\$17,000.00
		Electrical upgrades	\$16,000.00		Site improvements	\$3,000.00
		Site improvements	\$10,000.00		Structural repairs	\$10,000.00
		Structural repairs	\$10,000.00		Replace stove in community room	\$2,000.00
		Interior renovations	\$3,000.00		Interior renovations	\$4,000.00
		Replace carpet	\$5,000.00		Replace hallway handrails	\$10,000.00
		Replace roof	\$40,000.00		Repair roofs	\$5,000.00
		Install an air exchange ventilation unit	\$18,500.00			
		Install GFI's in kitchens and bathrooms	\$8,000.00			
	West Blvd. OH003-053B	Plumbing upgrade	\$20,000.00	West Blvd. OH003-053B	Plumbing upgrade	\$25,000.00
		Electrical upgrades	\$8,000.00		Electrical upgrades	\$20,000.00
		Site improvements	\$3,000.00		Site improvements	\$3,000.00
		Structural repairs	\$10,000.00		Structural repairs	\$25,000.00
		Install new units kitchen lights	\$8,000.00		Replace kitchen and bathroom cabinets	\$30,000.00
		Replace kitchen and bathroom cabinets	\$20,000.00		Repair roofs	\$30,000.00
		Renovate elevators	\$10,000.00		Replace carpet in twenty units	\$20,000.00
		Upgrade A/C in common area	\$50,000.00		Install an air exchange roof ventilation unit	\$20,000.00
		Repair roofs	\$50,000.00		Interior renovations	\$5,000.00
		Replace carpet	\$15,000.00		Replace GFI's in kitchens and bathrooms	\$20,000.00
		Replace GFI's in kitchens and bathrooms	\$10,000.00		Interior renovations	\$4,000.00
		Interior and exterior signage	\$5,000.00		Repair balcony rails	\$25,000.00
		Install CCTV system	\$10,000.00			
		Interior renovations	\$7,000.00			
		Replace windows and patio doors	\$20,000.00			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Install a power door operator	\$5,000.00				
	Repair balcony rails	\$25,000.00				
	Oakwood Villas OH003-054		Oakwood Villas OH003-054			
	Replace carpet in twenty-five units	\$5,000.00		Plumbing upgrade	\$15,000.00	
	Plumbing upgrade	\$7,000.00		Electrical upgrades	\$15,000.00	
	Electrical upgrades	\$4,000.00		Site improvements	\$10,000.00	
	Site improvements	\$2,000.00		Structural repairs	\$15,000.00	
	Structural repairs	\$3,000.00		Replace outdated kitchen countertops	\$5,000.00	
	Replace kitchen and bathroom cabinets - 20 units annually	\$3,000.00		Replace kitchen and bathroom cabinets - 20 units annually	\$6,000.00	
	Install door viewers	\$1,500.00		Replace furnace as needed	\$2,000.00	
	Upgrade management office and lobby	\$2,000.00		Exterior lighting	\$1,000.00	
	Replace furnace as needed	\$3,000.00		Upgrade bathrooms	\$3,000.00	
	Exterior lighting	\$1,000.00		Replace windows and screens	\$5,000.00	
				Replace floor tile in kitchens and bathrooms	\$1,000.00	
	Replace unit doors	\$2,000.00		Upgrade breaker boxes	\$5,000.00	
	Replace unit washer/dryer units	\$20,000.00		Replace screen doors	\$3,000.00	
	Upgrade breaker boxes	\$5,000.00		Replace gutters	\$1,000.00	
	Replace floor tile in kitchens and bathrooms	\$4,000.00				
	Replace windows and screens	\$10,000.00				
	Puritas Gardens OH003-056		Puritas Gardens OH003-056			
	Exterior building upgrades	\$75,000.00		Exterior building upgrades	\$75,000.00	
	Replace carpet	\$2,000.00		Electrical upgrades	\$2,000.00	
	Electrical upgrades	\$2,000.00		Site improvements	\$1,000.00	
	Site improvements	\$1,000.00		Structural repairs	\$2,000.00	
	Structural repairs	\$2,000.00		Plumbing upgrades	\$1,000.00	
	Plumbing upgrades	\$2,000.00		Replace carpet	\$1,000.00	
	Exterior lighting	\$1,000.00		Repair roofs	\$2,000.00	
	Repair roofs	\$2,000.00		Exterior lighting	\$2,000.00	
	Replace tubs and plumbing fixtures	\$2,000.00		Replace tubs and plumbing fixtures	\$3,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Replace windows and screens	\$2,000.00				
Bellaire Townhouses OH003-071	Plumbing upgrades	\$3,000.00	Bellaire Townhouses OH003-071	Plumbing upgrades	\$2,500.00	
	Upgrade electrical panel boxes	\$10,000.00		Electrical upgrades	\$2,500.00	
	Replace furnaces	\$5,000.00		Site improvements	\$1,000.00	
	Replace fencing	\$4,000.00		Structural repairs	\$2,000.00	
	Repair sheds	\$5,000.00		Replace furnaces as needed	\$1,500.00	
	Structural repairs	\$3,000.00		Repair roof	\$2,000.00	
	Landscape	\$1,000.00		Replace shower walls	\$8,000.00	
	Replace windows and screens	\$25,000.00				
	Site improvements	\$1,000.00				
	Electrical upgrades	\$5,000.00				
Noah East OH003-072	Plumbing upgrade	\$1,000.00	Noah East OH003-072	Plumbing upgrade	\$1,500.00	
	Electrical upgrades	\$1,000.00		Electrical upgrades	\$1,500.00	
	Site improvements	\$1,000.00		Site improvements	\$1,000.00	
	Structural repairs	\$1,000.00		Structural repairs	\$1,000.00	
	Vent screens for glass blocks	\$1,500.00		Install central air in buildings	\$5,000.00	
	Repair roof	\$7,000.00		Create garages	\$2,000.00	
	Increase fencing	\$1,000.00		Repair roof	\$2,000.00	
	Install estate signage	\$500.00				
Scattered Rehab. OH003-073	Replace windows	\$10,000.00	Scattered Rehab. OH003-073	Replace windows	\$40,000.00	
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$40,000.00	
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$40,000.00	
	Site improvements	\$5,000.00		Site improvements	\$20,000.00	
	Structural repairs	\$15,000.00		Structural repairs	\$40,000.00	
	Repair porches	\$12,000.00		Repair porches	\$30,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Repair driveways	\$10,000.00		Repair driveways	\$30,000.00	
	Waterproof basements	\$10,000.00		Waterproof basements	\$15,000.00	
	Paint exteriors	\$8,000.00		Paint exteriors	\$15,000.00	
	Replace roofs	\$20,000.00		Replace roofs	\$40,000.00	
	Repair vinyl siding	\$10,000.00		Repair vinyl siding	\$30,000.00	
	Upgrade GFI's	\$10,000.00				
	Demolish 2042 W. 44th	\$30,000.00				
	Scattered Homes OH003-106			Scattered Homes OH003-106		
	Replace windows	\$5,000.00		Replace windows	\$5,000.00	
	Plumbing upgrades	\$5,000.00		Plumbing upgrades	\$5,000.00	
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$5,000.00	
	Site improvements	\$2,500.00		Site improvements	\$2,500.00	
	Structural repairs	\$7,500.00		Structural repairs	\$7,500.00	
	Repair porches	\$6,000.00		Repair porches	\$6,000.00	
	Repair driveways	\$5,000.00		Repair driveways	\$5,000.00	
	Waterproof basements	\$5,000.00		Waterproof basements	\$5,000.00	
	Paint exteriors	\$4,000.00		Paint exteriors	\$4,000.00	
	Replace roofs	\$10,000.00		Replace roofs	\$10,000.00	
	Repair vinyl siding	\$5,000.00		Repair vinyl siding	\$5,000.00	
	Oakwood Gardens OH003-074			Oakwood Gardens OH003-074		
	Upgrade GFI's	\$10,000.00		Install exhaust system	\$24,000.00	
	Install motion lights on exterior of all houses	\$4,000.00		Plumbing upgrades	\$20,000.00	
	Stain the exterior and repair siding	\$3,000.00		Electrical upgrades	\$2,000.00	
	Plumbing upgrades	\$4,000.00		Site improvements	\$1,000.00	
	Electrical upgrades	\$4,000.00		Structural repairs	\$2,000.00	
	Site improvements	\$1,000.00		Replace windows and screens in all units	\$10,000.00	
	Structural repairs	\$3,000.00		Install fence	\$4,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Exterior lighting	\$10,000.00		Install motion lights on exterior of all houses	\$4,000.00	
	Replace closet doors	\$4,000.00		Replace bathroom and kitchen cabinets and fixtures	\$3,000.00	
	Replace bathroom and kitchen cabinets and fixtures	\$3,000.00				
	Replace garage doors	\$2,000.00				
	Scattered Townhouses OH003-075			Scattered Townhouses OH003-075		
	Replace windows	\$15,000.00		Replace windows	\$15,000.00	
	Plumbing upgrades	\$15,000.00		Plumbing upgrades	\$40,000.00	
	Electrical upgrades	\$20,000.00		Electrical upgrades	\$40,000.00	
	Site improvements	\$10,000.00		Site improvements	\$40,000.00	
	Structural repairs	\$10,000.00		Structural repairs	\$30,000.00	
	Repair porches	\$7,000.00		Repair porches	\$7,000.00	
	Repair driveways	\$10,000.00		Repair driveways	\$10,000.00	
	Waterproof basements	\$8,000.00		Waterproof basements	\$8,000.00	
	Paint exteriors	\$8,000.00		Paint exteriors	\$8,000.00	
	Replace roofs	\$10,000.00		Replace roofs	\$10,000.00	
	Repair vinyl siding	\$10,000.00		Repair vinyl siding	\$10,000.00	
	Fairway Manor OH003-077			Fairway Manor OH003-077		
	Plumbing upgrades	\$8,000.00		Plumbing upgrades	\$8,000.00	
	Electrical upgrades	\$8,000.00		Electrical upgrades	\$8,000.00	
	Site improvements	\$1,000.00		Site improvements	\$1,000.00	
	Structural repairs	\$5,000.00		Structural repairs	\$5,000.00	
	Install CCTV system	\$4,000.00		Upgrade garbage disposals	\$3,000.00	
	Improve hallway ventilation	\$3,000.00		Replace kitchen cabinets and countertops	\$5,000.00	
	Replace kitchen cabinets and countertops	\$5,000.00		Repair garage	\$5,000.00	
	Upgrade fire alarm system	\$5,000.00		Repair intercom	\$4,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	Repave parking lot	\$1,000.00		Upgrade hallway lighting	\$5,000.00	
	Interior renovations	\$1,000.00		Interior renovations	\$1,000.00	
	Upgrade hallway lighting	\$1,200.00		Repair roof	\$4,000.00	
	Repair roof	\$4,000.00				
	Riverview Family OH003-078			Riverview Family OH003-078		
	PHA Wide - Administration and Cost Allocation	\$2,468,613.30		PHA Wide - Administration and Cost Allocation	\$2,468,613.30	
	PHA Wide - 504 Upgrades	\$50,000.00		PHA Wide - 504 Upgrades	\$50,000.00	
	PHA Wide - Lead Projects	\$30,000.00		PHA Wide - Lead Projects	\$30,000.00	
	PHA Wide - Contingency	\$560,365.29		PHA Wide - Contingency	\$560,365.29	
	PHA Wide - Fees and Costs for Outside A/E	\$350,000.00		PHA Wide - Fees and Costs for Outside A/E	\$350,000.00	
	PHA Wide - Vacancy Reduction and Extraordinary Maintenance	\$1,400,000.00		PHA Wide - Vacancy Reduction and Extraordinary Maintenance	\$1,400,000.00	
	PHA Wide - Dwelling Structures	\$100,000.00		PHA Wide - Dwelling Structures	\$100,000.00	
	PHA Wide - Dwelling Equipment	\$300,000.00		PHA Wide - Dwelling Equipment	\$300,000.00	
	PHA Wide - Non- Dwelling Equipment	\$195,000.00		PHA Wide - Non- Dwelling Equipment	\$195,000.00	
	PHA Wide - Non-Dwelling Structure	\$125,000.00		PHA Wide - Non-Dwelling Structure	\$125,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
	PHA Wide - Nondwelling Equipment Office	\$140,000.00		PHA Wide - Nondwelling Equipment Office	\$140,000.00	
	PHA Wide - Site Improvements	\$580,000.00		PHA Wide - Site Improvements	\$580,000.00	
	PHA Wide - Management Improvements and Security	\$4,505,219.27		PHA Wide - Management Improvements and Security	\$4,505,219.27	
	PHA Wide - Operations	\$1,526,201.14		PHA Wide - Operations	\$1,526,201.14	
	PHA Wide - Relocation for Modernization Projects	\$137,000.00		PHA Wide - Relocation for Modernization Projects	\$137,000.00	
	PHA Wide- Capital Fund Leveraging	\$1,250,000.00		PHA Wide- Capital Fund Leveraging	\$1,250,000.00	

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Valleyview OH003-001	Redevelopment of units	\$300,000.00	Valleyview OH003-001	Construction of new units	\$300,000.00
Outhwaite OH003-003	Electrical upgrades	\$1,000,000.00	Outhwaite OH003-003	Electrical upgrades	\$825,000.00
	Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$30,000.00
	Tuckpointing	\$40,000.00		Tuckpointing	\$40,000.00
	Site improvements	\$30,000.00		Site improvements	\$15,000.00
	Structural repairs	\$30,000.00		Structural repairs	\$30,000.00
	Roof replacement	\$300,000.00		Replace screen doors	\$15,000.00
	Hot water heaters and pumps	\$10,000.00		Hot water heaters and pumps	\$10,000.00
	Repair/replace fencing	\$10,000.00		Comprehensive modernization	\$300,000.00
	Comprehensive modernization	\$205,000.00		Roof replacement	\$300,000.00
	Replace screen doors	\$15,000.00		Repair/replace fencing	\$10,000.00
	Upgrade boilers	\$25,000.00		Demolish boiler plant	\$10,000.00
	Masonry repairs	\$40,000.00		Replace fencing	\$5,000.00
				Upgrade boilers	\$25,000.00
				Upgrade boilers	\$25,000.00
				Masonry repairs	\$40,000.00
Outhwaite/Miracl e Village OH003-015	Comprehensive modernization of bldgs 1,2,3	\$1,200,000.00	Outhwaite/Miracl e Village OH003-015	Comprehensive modernization of bldgs 1,2,3	\$1,200,000.00
	Tuckpointing	\$10,000.00		Tuckpointing	\$10,000.00
	Replace screen doors	\$15,000.00		Replace screen doors	\$15,000.00
	Install showers and tub surrounds	\$8,000.00		Install showers and tub surrounds	\$8,000.00
Outhwaite MROP OH003-108			Outhwaite MROP OH003-108		

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Woodhill Homes OH003-004	Replace entrance/maintenance garage door	\$5,000.00	Woodhill Homes OH003-004	Electrical upgrades	\$30,000.00
	Electrical upgrades	\$30,000.00		Plumbing upgrades	\$30,000.00
	Plumbing upgrades	\$30,000.00		Site improvements	\$8,000.00
	Site improvements	\$10,000.00		Structural repairs	\$30,000.00
	Structural repairs	\$30,000.00		Replace kitchen cabinets and countertops	\$8,000.00
	Roof repairs	\$30,000.00		Roof repairs	\$30,000.00
	Replace kitchen cabinets and countertops	\$5,000.00		Replace asphalted areas throughout property	\$8,000.00
	Comprehensive modernization	\$300,000.00		Comprehensive modernization	\$1,000,000.00
	Replace radiators and lines	\$5,000.00		Replace radiators and lines	\$5,000.00
	Repair/replace hardware for mailboxes for three story walkups	\$8,000.00		Repair/replace hardware for mailboxes for three story walkups	\$8,000.00
Repair/replace hardware for entrance doors for three story walkups	\$10,000.00	Repair/replace hardware for entrance doors for three story walkups	\$10,000.00		
Carver Park OH003-007	Comprehensive modernization of A/B Section dwelling units	\$750,000.00	Carver Park OH003-007	Comprehensive modernization of A/B Section dwelling units	\$750,000.00
	Electrical upgrades	\$25,000.00		Electrical upgrades	\$50,000.00
	Plumbing upgrades	\$25,000.00		Plumbing upgrades	\$50,000.00
	Site improvements	\$10,000.00		Site improvements	\$10,000.00
	Structural repairs	\$25,000.00		Structural repairs	\$25,000.00
	Roof repairs	\$50,000.00		Secure all basement windows	\$5,000.00
	Tuckpointing	\$8,000.00		Renovate kitchens and bathrooms	\$15,000.00
	Repair/replace security entry doors in A/B block	\$5,000.00		Tuckpointing	\$15,000.00
	Install new risers and shut-off valves - A/B Block	\$5,000.00		Replace canopies - A/B block	\$100,000.00
	Replace boilers (2 per year)	\$15,000.00		Roof repairs	\$50,000.00
Replace canopies - A/B block	\$100,000.00	Repave parking lots	\$7,000.00		
Renovate kitchens and bathrooms	\$15,000.00	Replace boilers (2 per year)	\$15,000.00		
Roof repairs	\$10,000.00				

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Carver Park HOPE VI OH003-110, 115	Irrigation/Sprinkler System	\$10,000.00	Carver Park HOPE VI OH003-110, 115	Irrigation/Sprinkler System	\$10,000.00
Carver Park MROP OH 003-092	Canopy repair/replacement	\$300,000.00	Carver Park MROP OH 003-092	Canopy repair/replacement	\$100,000.00
Riverside Park OH003-008	Install concrete patios	\$15,000.00	Riverside Park OH003-008	Electrical upgrades	\$15,000.00
	Electrical upgrades	\$20,000.00		Plumbing upgrades	\$15,000.00
	Site improvements	\$10,000.00		Site improvements	\$5,000.00
	Structural repairs	\$20,000.00		Structural repairs	\$15,000.00
	Vinyl siding/shutter repair	\$10,000.00		Vinyl siding	\$10,000.00
	Replace furnaces as needed	\$5,000.00		Replace furnaces as needed	\$5,000.00
	Replace window screens	\$5,000.00		Roof repairs	\$10,000.00
	Add sewer lines	\$5,000.00		Replace window screens	\$8,000.00
	Replace exhaust fans	\$8,000.00		Add sewer lines	\$5,000.00
	Replace exterior and storm doors	\$10,000.00		Install an emergency generator in the community room	\$25,000.00
	Create additional parking	\$5,000.00		Repair concrete	\$5,000.00
	Replace floor tile in community room and hallway	\$4,000.00			
	Enclose dumpsters	\$5,000.00			
	Sidewalk repairs	\$8,000.00			
	Install kitchen GFI's and exterior outlets	\$5,000.00			
	Roof repairs	\$10,000.00			
	Plumbing upgrades	\$20,000.00			
Riverside New Construction OH003-118	Construct new units	\$670,000.00	Riverside New Construction OH003-118	Construct new units	\$470,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Cedar Extension OH003-011, 023	Upgrade all kitchens and bathrooms	\$8,000.00	Cedar Extension OH003-011, 023	Upgrade all kitchens and bathrooms	\$8,000.00
	Electrical upgrades	\$15,000.00		Electrical upgrades	\$15,000.00
	Plumbing upgrades	\$25,000.00		Plumbing upgrades	\$25,000.00
	Site improvements	\$200,000.00		Site improvements	\$20,000.00
	Structural repairs	\$15,000.00		Structural repairs	\$25,000.00
	Hot water heaters, pumps and furnaces	\$7,000.00		Replace all broken and uneven concrete (F)	\$8,000.00
	Replace all broken and uneven concrete (F)	\$10,000.00		Hot water heaters, pumps and furnaces	\$15,000.00
	Install window screens (F)	\$15,000.00		Roof repairs	\$10,000.00
	Roof repairs	\$10,000.00		Replace screen doors	\$15,000.00
	Replace screen doors	\$15,000.00			
Garden Valley OH003-013, 019, 020, 027	Plumbing upgrades	\$25,000.00	Garden Valley OH003-013, 019, 020, 027	Plumbing upgrades	\$20,000.00
	Repair stairwells	\$30,000.00		Electrical upgrades	\$10,000.00
	Electrical upgrades	\$25,000.00		Site improvements	\$10,000.00
	Site improvements	\$10,000.00		Structural repairs	\$10,000.00
	Structural repairs	\$25,000.00		Roof repairs	\$5,000.00
	Roof repairs	\$1,000.00		Comprehensive redevelopment	\$1,000,000.00
	Repair vinyl siding	\$8,000.00		Repair fences	\$25,000.00
	Comprehensive redevelopment	\$1,000,000.00		Repair mailboxes	\$20,000.00
	Repair fences	\$25,000.00		Repair/replace doors	\$20,000.00
	Repair mailboxes	\$20,000.00		Repair stairwells	\$30,000.00
	Repair/replace doors	\$20,000.00			
Olde Cedar OH003-014	Electrical upgrades	\$25,000.00	Olde Cedar OH003-014	Electrical upgrades	\$25,000.00
	Plumbing upgrades	\$25,000.00		Plumbing upgrades	\$25,000.00
	Site improvements	\$15,000.00		Site improvements	\$15,000.00
	Structural repairs	\$25,000.00		Structural repairs	\$25,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Install security screens to protect windows	\$25,000.00		Install security screens to protect windows	\$25,000.00
	Replace 15 bldg doors	\$15,000.00		Replace 15 bldg doors	\$15,000.00
	Replace windows- one building annually	\$20,000.00		Replace windows- one building annually	\$50,000.00
	Repair concrete steps for management office	\$6,000.00		Replace sidewalks	\$10,000.00
	Repair sidewalks	\$5,400.00		Replace balconies	\$20,000.00
	Repair balconies	\$25,000.00		Replace stairs	\$15,000.00
	Repair roofs	\$10,000.00		Repair roofs	\$40,000.00
	Replace stairs	\$20,000.00		Replace mailbox stations	\$15,000.00
	Replace mailbox stations	\$15,000.00			
Olde Cedar MROP OH003-088	Replace boilers	\$15,000.00	Olde Cedar MROP OH003-088	Replace boilers	\$15,000.00
	Tuckpoint & Masonry work	\$25,000.00		Tuckpoint & Masonry work	\$25,000.00
	Replace roofs	\$300,000.00		Replace roofs	\$300,000.00
Lakeview Terrace OH003-016	Electrical upgrades	\$30,000.00	Lakeview Terrace OH003-016	Electrical upgrades	\$25,000.00
	Plumbing upgrades	\$30,000.00		Plumbing upgrades	\$30,000.00
	Site improvements	\$1,000.00		Site improvements	\$30,000.00
	Structural repairs	\$30,000.00		Structural repairs	\$30,000.00
	Major site improvements	\$100,000.00		Major site improvements	\$50,000.00
	Replace windows and window screens (insect and security)	\$10,000.00		Upgrade kitchens and bathrooms	\$10,000.00
	Roof repairs	\$50,000.00		Replace screens	\$10,000.00
	Upgrade kitchens and bathrooms	\$15,000.00		Tuckpoint & Masonry repair	\$25,000.00
	Replace sidewalks	\$5,000.00		Roof repairs	\$50,000.00
	Make necessary repairs to basements	\$5,000.00		Replace sidewalks	\$5,000.00
	Install fencing	\$10,000.00		Install fencing	\$10,000.00
	Tuckpoint & Masonry repair	\$50,000.00		Replace/repair stairs and landings	\$5,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011			
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost	
Crestview OH003-017	Electrical upgrades	\$20,000.00	Crestview OH003-017	Electrical upgrades	\$15,000.00	
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$15,000.00	
	Site improvements	\$10,000.00		Site improvements	\$10,000.00	
	Structural repairs	\$20,000.00		Structural repairs	\$15,000.00	
	Replace carpet in halls and common areas	\$5,000.00		Replace closet doors in units	\$5,000.00	
	Replace closet doors in units	\$5,000.00		Interior renovations	\$5,000.00	
	Interior renovations	\$5,000.00		Replace bathroom floors in each unit	\$5,000.00	
	Roof repairs	\$50,000.00		Roof repairs	\$50,000.00	
	Upgrade heating system	\$150,000.00		Upgrade heating system	\$150,000.00	
	Replace windows	\$130,000.00		Replace windows	\$130,000.00	
	Replace entrance doors	\$15,000.00		Install two power entrance doors	\$5,000.00	
King Kennedy South OH003-018	Electrical upgrades	\$50,000.00	King Kennedy South OH003-018	Electrical upgrades	\$25,000.00	
	Plumbing upgrades	\$50,000.00		Plumbing upgrades	\$25,000.00	
	Site improvements	\$50,000.00		Site improvements	\$25,000.00	
	Structural repairs	\$50,000.00		Structural repairs	\$25,000.00	
	Replace closet doors	\$5,000.00		Install a basketball court for Delaney Village	\$7,000.00	
	Replace door bells	\$4,000.00		Renovate management and regional offices	\$5,000.00	
	Install additional playgrounds	\$5,000.00		Install additional playgrounds	\$5,000.00	
	Repair parking lot at East 66th	\$5,000.00		Repair sidewalks	\$5,000.00	
	Roof repairs	\$50,000.00		Roof repairs	\$25,000.00	
	Replace or repair windows and screens	\$10,000.00		Make necessary upgrades and/or repairs to daycare building	\$10,000.00	
	Replace kitchen and bathroom cabinets and countertops	\$8,000.00		Replace or repair windows and screens	\$10,000.00	
	Upgrade pavillion	\$5,000.00		Replace kitchen and bathroom cabinets and countertops	\$8,000.00	
				Upgrade Head Start	\$8,000.00	

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Stokes Mall	Repair windows & screens on first floor	\$15,000.00	Stokes Mall	Repair windows & screens on first floor	\$15,000.00
	Install access panel and clean out stacks	\$20,000.00		Install access panel and clean out stacks	\$20,000.00
	Repair/replace roofs	\$30,000.00		Repair/replace roofs	\$30,000.00
	Upgrade interior lighting	\$5,000.00		Upgrade interior lighting	\$5,000.00
	Upgrade plumbing	\$5,000.00		Upgrade plumbing	\$5,000.00
	Replace carpeting	\$3,000.00		Replace carpeting	\$3,000.00
KKS: Renaissance & Delaney OH003-086, 107	Masonry Repairs	\$50,000.00	KKS: Renaissance & Delaney OH003-086, 107	Masonry Repairs	\$25,000.00
	Repair windows & screens on first floor	\$15,000.00		Repair windows & screens on first floor	\$15,000.00
Phoenix Village OH003-109, 114	Repair irrigation system	\$10,000.00	Phoenix Village OH003-109, 114	Repair irrigation system	\$10,000.00
				Repair/repave parking lots	\$8,000.00
Wade Apts. OH003-021	Electrical upgrades	\$20,000.00	Wade Apts. OH003-021	Electrical upgrades	\$30,000.00
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$25,000.00
	Site improvements	\$15,000.00		Site improvements	\$20,000.00
	Structural repairs	\$1,000.00		Structural repairs	\$30,000.00
	Replace closet doors	\$10,000.00		Install an additional security camera in the basement (HR)	\$3,000.00
	Exterior lighting	\$5,000.00		Interior renovation	\$20,000.00
	Replace furnaces	\$35,000.00			
	Roof repairs	\$20,000.00			
Interior renovations	\$15,000.00				
Springbrook OH003-022	Expand parking lot	\$15,000.00	Springbrook OH003-022	Upgrade bathrooms and kitchens- non-mod units	\$30,000.00
	Interior renovations	\$10,000.00		Electrical upgrades	\$30,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Plumbing upgrade	\$30,000.00		Site improvements	\$20,000.00
	Upgrade bathrooms and kitchens- non-mod units	\$15,000.00		Structural repairs	\$30,000.00
	Electrical upgrades	\$20,000.00		Replace hot water pumps and first floor valves	\$18,000.00
	Site improvements	\$20,000.00		Replace furnaces as needed (F)	\$5,000.00
	Structural repairs	\$30,000.00		Plumbing upgrades	\$20,000.00
	Ventilate bathrooms	\$20,000.00		Exterior lighting	\$30,000.00
	Upgrade drains in family laundry rooms	\$25,600.00		Replace sidewalks	\$7,000.00
	Replace roofs	\$25,000.00		Install laundry room in the family units	\$6,000.00
	Exterior lighting	\$30,000.00		Roof repairs	\$10,000.00
	Roof repairs	\$10,000.00		Replace furnaces as needed (F)	\$5,000.00
	Install showers	\$10,000.00		Replace sidewalks	\$5,000.00
	Investigate elevators	\$15,000.00		Repair lobby floor	\$10,000.00
	Interior renovations	\$10,000.00		Interior renovations	\$10,000.00
Willson Apts. OH003-024	Interior renovations	\$10,000.00	Willson Apts. OH003-024	Interior renovations	\$10,000.00
	Electrical upgrades	\$25,000.00		Replace hallway floor tile	\$15,000.00
	Plumbing upgrades	\$25,000.00		Create community/activity center	\$25,000.00
	Site improvements	\$25,000.00		Electrical upgrades	\$15,000.00
	Structural repairs	\$25,000.00		Plumbing upgrades	\$15,000.00
	Exterior lighting	\$30,000.00		Site improvements	\$5,000.00
	Replace floor tile	\$5,000.00		Install isolation valves in each unit	\$20,000.00
	Roof repairs	\$25,000.00		Roof repairs	\$50,000.00
	Elevator upgrades	\$10,000.00		Expand management office (HR)	\$25,000.00
	Replace 30 A/C units (HR)	\$40,000.00		Expand picnic areas for family units	\$15,000.00
	Replace furnaces	\$5,000.00		Create a recreation room (HR)	\$5,000.00
	Install range hoods	\$5,000.00		Structural repairs	\$15,000.00
	Repair sprinkler system	\$5,000.00		Replace 30 A/C units (HR)	\$40,000.00
	Replace kitchen cabinets and countertops	\$5,000.00		Exterior lighting	\$30,000.00
				Elevator upgrades	\$10,000.00
				Replace furnaces	\$5,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
				Install range hoods	\$5,000.00
				Replace kitchen cabinets and countertops	\$5,000.00
Riverview Tower OH003-025	Electrical upgrades	\$15,000.00	Riverview Tower OH003-025	Electrical upgrades	\$20,000.00
	Plumbing upgrades	\$15,000.00		Plumbing upgrades	\$20,000.00
	Site improvements	\$5,000.00		Site improvements	\$20,000.00
	Upgrade lobby	\$15,000.00		Structural repairs	\$20,000.00
	Renovate bathrooms in all family units	\$35,000.00		Interior renovations	\$15,000.00
	Upgrade security station	\$40,000.00		Upgrade elevators	\$8,000.00
	Install handrails on all hallways	\$50,000.00		Upgrade HVAC	\$5,000.00
	Develop plan for use of space in south patio	\$5,000.00		Replace PVI system	\$5,000.00
	Structural repairs	\$25,000.00		Install security screen doors (F)	\$8,000.00
	Interior renovations	\$5,000.00			
	Roof repairs	\$5,000.00			
King Kennedy North OH003-026	Pave parking lot and traffic circle, replace curbs	\$5,000.00	King Kennedy North OH003-026	Structural repairs	\$15,000.00
	Replace carpet for occupied units at 20 per year	\$15,000.00		Install an odor control system in both compactor rooms	\$6,000.00
	Replace computer room entrance doors and thresholds	\$2,000.00		Retile both laundry rooms	\$3,000.00
	Remove old mailboxes and convert space into useful recreation area	\$2,000.00		Repair structural damage to stairs and walls in all stairways, including rust and cracks, etc.	\$12,000.00
	Plumbing upgrades	\$15,000.00		Paint and plaster all common areas except hallways	\$6,000.00
	Site improvements	\$15,000.00		Replace all lighting fixtures in stairwell with fluorescent lights	\$3,000.00
	Structural repairs	\$15,000.00		Replace compactor room entrance doors	\$10,000.00
	Install air vents in electrical room	\$3,000.00		Interior renovations	\$5,000.00
	Interior renovations	\$5,000.00		Electrical upgrades	\$15,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Electrical upgrades	\$15,000.00		Plumbing upgrades	\$15,000.00
	Upgrade elevators	\$5,000.00		Site improvements	\$15,000.00
Manhattan OH003-030B	Electrical upgrades	\$5,000.00	Manhattan OH003-030B	Electrical upgrades	\$5,000.00
	Plumbing upgrades	\$7,000.00		Plumbing upgrades	\$7,000.00
	Replace carpet in twenty-five units	\$5,000.00		Structural repairs	\$4,000.00
	Interior renovations	\$5,000.00		Interior renovations	\$5,000.00
	Structural repairs	\$5,000.00		Replace carpet in twenty-five units	\$5,000.00
	Roof repairs	\$5,000.00		Roof repairs	\$5,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Replace fire alarm panel	\$5,000.00		Install power door operator	\$5,000.00
				Upgrade CCTV system	\$5,000.00
Park Denison OH003-030A	Replace carpet in 25 units	\$5,000.00	Park Denison OH003-030A	Electrical upgrades	\$5,000.00
	Electrical upgrades	\$5,000.00		Plumbing upgrades	\$5,000.00
	Plumbing upgrades	\$5,000.00		Site improvements	\$1,000.00
	Site improvements	\$2,000.00		Structural repairs	\$5,000.00
	Structural repairs	\$5,000.00		Interior renovations	\$2,000.00
	Interior renovations	\$2,000.00		Replace roof	\$5,000.00
	Replace roof	\$5,000.00		Replace hallway carpet	\$5,000.00
				Install power door operator	\$5,000.00
LaRonde OH003-030	Electrical upgrades	\$10,000.00	LaRonde OH003-030	Electrical upgrades	\$15,000.00
	Site improvements	\$10,000.00		Site improvements	\$10,000.00
	Replace entry doors and install closures	\$15,000.00		Upgrade kitchens and bathrooms	\$10,000.00
	Upgrade kitchens and bathrooms	\$20,000.00		Structural repairs	\$15,000.00
	Structural repairs	\$10,000.00		Interior renovations	\$4,000.00
	Interior renovations	\$4,000.00		Roof repairs	\$10,000.00
	Plumbing upgrades	\$5,000.00		Plumbing upgrades	\$5,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Roof repairs	\$10,000.00		Repair unit balconies	\$10,000.00
	Replace unit balconies	\$10,000.00			
Lakeview Tower OH003-031	Electrical upgrades	\$30,000.00	Lakeview Tower OH003-031	Electrical upgrades	\$30,000.00
	Plumbing upgrades	\$75,000.00		Plumbing upgrades	\$75,000.00
	Site improvements	\$1,000.00		Site improvements	\$1,000.00
	Structural repairs	\$30,000.00		Structural repairs	\$30,000.00
	Replace all unit closet doors	\$30,000.00		Install new kitchen cabinets in all units	\$36,000.00
	Upgrade laundry room	\$20,000.00		Renovate management office	\$30,000.00
	Renovate elevators	\$20,000.00		Interior renovations	\$10,000.00
	Interior renovations	\$10,000.00		Install security access system	\$4,000.00
	Roof repairs	\$10,000.00		Roof repairs	\$10,000.00
	Replace zone & isolation valves on heating system	\$20,000.00		Replace zone & isolation valves on heating system	\$20,000.00
					\$246,000.00
Addison Townhouses OH003-032	Install new kitchen cabinets in all units	\$25,000.00	Addison Townhouses OH003-032	Electrical upgrades	\$8,000.00
	Electrical upgrades	\$10,000.00		Plumbing upgrades	\$8,000.00
	Plumbing upgrades	\$10,000.00		Site improvements	\$1,000.00
	Site improvements	\$10,000.00		Structural repairs	\$8,000.00
	Structural repairs	\$15,000.00		Install kitchen stove vents	\$6,000.00
	Upgrade playground equipment	\$5,000.00			
	Install new windows to include storm windows and screens	\$10,000.00			
	Exterior lighting	\$2,000.00			
Bellaire Gardens OH003-033	Plumbing upgrade	\$30,000.00	Bellaire Gardens OH003-033	Plumbing upgrade	\$30,000.00
	Upgrade all apartment doors (A & B)	\$25,000.00		Electrical upgrades	\$50,000.00
	Electrical upgrades	\$20,000.00		Site improvements	\$20,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Site improvements	\$30,000.00		Structural repairs	\$30,000.00
	Structural repairs	\$30,000.00		Interior renovations	\$4,000.00
	Renovate common area bathrooms (A)	\$5,000.00		Upgrade all kitchen and bathroom cabinets and countertops (20 annually)	\$25,000.00
	Replace all closet doors	\$15,000.00		Replace the tile in all units	\$40,000.00
	Upgrade all kitchen and bathroom cabinets and countertops (A & B)	\$15,000.00		Install fencing to prevent shortcuts and improve property's appearance (B)	\$5,000.00
	Renovate regional administrator office	\$7,000.00		Increase parking spaces (A & B)	\$6,000.00
	Repair/Replace roof (A bldg)	\$375,000.00		Roof repairs	\$10,000.00
	Improve exterior lighting (A & B)	\$15,000.00			
	Replace all shut off valves in kitchens and bathrooms (A &B)	\$10,000.00			
	Replace carpet	\$5,000.00			
	Interior renovations	\$4,000.00			
Addison Square OH003-034	Plumbing upgrades	\$7,000.00	Addison Square OH003-034	Plumbing upgrades	\$20,000.00
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$20,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$5,000.00		Structural repairs	\$15,000.00
	Upgrade bathrooms in non-mod units	\$10,000.00		Upgrade bathrooms in non-mod units	\$20,000.00
	Replace kitchen cabinets	\$5,000.00		Replace kitchen cabinets	\$5,000.00
	Exterior lighting	\$30,000.00		Exterior lighting	\$30,000.00
	Replace valves and expansion joints	\$10,000.00		Replace valves and expansion joints	\$10,000.00
	Upgrade management offices	\$7,000.00		Interior renovations	\$4,000.00
	Interior renovations	\$5,000.00		Roof repairs	\$10,000.00
	Roof repairs	\$10,000.00			
Beachcrest OH003-035	Electrical upgrades	\$25,000.00	Beachcrest OH003-035	Electrical upgrades	\$25,000.00
	Site improvements	\$10,000.00		Site improvements	\$10,000.00
	Structural repairs	\$50,000.00		Structural repairs	\$25,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$25,000.00
	Exterior lighting	\$30,000.00		Interior renovations	\$4,000.00
	Interior renovations	\$4,000.00		Roof repairs	\$10,000.00
	Roof repairs	\$10,000.00			
Scranton Castle OH003-036, 053A	Electrical upgrades	\$10,000.00	Scranton Castle OH003-036, 053A	Electrical upgrades	\$10,000.00
	Site improvements	\$5,000.00		Site improvements	\$5,000.00
	Structural repairs	\$15,000.00		Structural repairs	\$10,000.00
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$10,000.00
	Interior renovations	\$10,000.00		Interior renovations	\$10,000.00
	Replace valves, risers and pumps	\$3,000.00		Replace valves, risers and pumps	\$5,000.00
Apthorp OH003-037	Plumbing upgrade	\$5,000.00	Apthorp OH003-037	Plumbing upgrade	\$15,000.00
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$15,000.00
	Site improvements	\$5,000.00		Site improvements	\$5,000.00
	Structural repairs	\$5,000.00		Structural repairs	\$15,000.00
	Interior renovations	\$10,000.00		Interior renovations	\$5,000.00
	Install carpet in 30 units	\$20,000.00		Install carpet in 30 units	\$15,000.00
	Build dumpster enclosure	\$5,000.00		Exterior lighting	\$20,000.00
	Replace storage shed	\$3,000.00		Replace hallway carpeting	\$15,000.00
	Roof repairs	\$40,000.00		Roof repairs	\$50,000.00
Walton Landon OH003-038	Plumbing upgrade	\$2,000.00	Walton Landon OH003-038	Plumbing upgrade	\$5,000.00
	Electrical upgrades	\$2,000.00		Electrical upgrades	\$5,000.00
	Site improvements	\$10,000.00		Site improvements	\$10,000.00
	Structural repairs	\$10,000.00		Structural repairs	\$10,000.00
	Repair sidewalks and parking lots	\$5,000.00		Repair sidewalks and parking lots	\$5,000.00
	Repair roofs	\$3,000.00		Repair roofs	\$3,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Mount Auburn OH003-039	Plumbing upgrade	\$10,000.00	Mount Auburn OH003-039	Plumbing upgrade	\$10,000.00
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$10,000.00
	Site improvements	\$2,000.00		Site improvements	\$3,000.00
	Structural repairs	\$10,000.00		Structural repairs	\$10,000.00
	Interior renovations	\$3,000.00		Interior renovations	\$3,000.00
	Replace unit doors	\$5,000.00		Tuckpoint	\$10,000.00
					\$46,000.00
Lorain Square OH003-040	Plumbing upgrade	\$8,000.00	Lorain Square OH003-040	Plumbing upgrade	\$15,000.00
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$15,000.00
	Site improvements	\$2,000.00		Site improvements	\$5,000.00
	Structural repairs	\$15,000.00		Structural repairs	\$15,000.00
	Replace zone valves, thermostats and ray packs	\$10,000.00		Replace zone valves, thermostats and ray packs	\$10,000.00
	Repair patio rails	\$7,000.00		Replace roofs	\$5,000.00
	Make ADA upgrades to common area restroom	\$5,000.00		Interior renovations	\$15,000.00
	Interior renovations	\$10,000.00			\$80,000.00
Miles Elmerge OH003-041	Electrical upgrades	\$10,000.00	Miles Elmerge OH003-041	Electrical upgrades	\$15,000.00
	Plumbing upgrades	\$7,000.00		Plumbing upgrades	\$15,000.00
	Site improvements	\$5,000.00		Site improvements	\$15,000.00
	Structural repairs	\$5,000.00		Structural repairs	\$15,000.00
	Upgrade kitchens and bathrooms	\$15,000.00		Upgrade kitchens and bathrooms	\$20,000.00
	Interior renovations	\$10,000.00		Upgrade elevator cab	\$3,000.00
				Interior renovations	\$10,000.00
Bohn Tower OH003-042	Plumbing upgrade	\$8,000.00	Bohn Tower OH003-042	Plumbing upgrade	\$15,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Electrical upgrades	\$7,000.00		Electrical upgrades	\$15,000.00
	Site improvements	\$4,000.00		Site improvements	\$4,000.00
	Structural repairs	\$6,000.00		Structural repairs	\$15,000.00
	Replace the carpeting in units	\$5,000.00		Replace the carpeting in units	\$5,000.00
	Upgrade kitchens and bathrooms (twenty units annually)	\$10,000.00		Upgrade kitchens and bathrooms (twenty units annually)	\$20,000.00
	Interior renovations	\$3,000.00		Interior renovations	\$3,000.00
	Repair windows	\$25,000.00		Repair windows	\$25,000.00
Woodhill Shale (Sunrise) OH003-042A	Electrical upgrades	\$2,000.00	Woodhill Shale (Sunrise) OH003-042A	Electrical upgrades	\$2,000.00
	Plumbing upgrades	\$2,000.00		Plumbing upgrades	\$2,000.00
	Site improvements	\$1,000.00		Site improvements	\$1,000.00
	Structural repairs	\$2,000.00		Structural repairs	\$2,000.00
	Repair roofs	\$3,000.00		Repair roofs	\$3,000.00
	Landscaping	\$5,000.00		Landscaping	\$3,000.00
Allegheny Circle OH003-043	Electrical upgrades	\$2,000.00	Allegheny Circle OH003-043	Electrical upgrades	\$3,000.00
	Plumbing upgrades	\$2,000.00		Plumbing upgrades	\$2,000.00
	Site improvements	\$1,000.00		Site improvements	\$2,000.00
	Structural repairs	\$3,000.00		Structural repairs	\$5,000.00
	Parking area resurfacing	\$7,000.00		Landscaping	\$3,000.00
	Repair roofs	\$3,000.00		Repair roofs	\$3,000.00
Union Square OH003-044	Replace patio doors and screens in all units	\$20,000.00	Union Square OH003-044	Replace patio doors and screens in all units	\$20,000.00
	Upgrade intercom system	\$2,000.00		Repave parking lot	\$5,000.00
	Plumbing upgrade	\$10,000.00		Replace glass exit doors with metal doors	\$15,000.00
	Electrical upgrades	\$5,000.00		Plumbing upgrade	\$20,000.00
	Site improvements	\$3,000.00		Electrical upgrades	\$5,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Structural repairs	\$7,000.00		Site improvements	\$3,000.00
	Upgrade mailboxes	\$3,000.00		Structural repairs	\$25,000.00
	Upgrade kitchens and bathrooms	\$10,000.00		Upgrade kitchens and bathrooms	\$5,000.00
	Interior renovations	\$10,000.00		Interior renovations	\$10,000.00
Woodhill Scat. (Baldwin) OH003-044A	Repair porches	\$5,000.00	Woodhill Scat. (Baldwin) OH003-044A	Plumbing upgrade	\$1,000.00
	Plumbing upgrade	\$1,000.00		Electrical upgrades	\$2,000.00
	Electrical upgrades	\$2,000.00		Site improvements	\$1,000.00
	Site improvements	\$1,000.00		Structural repairs	\$2,000.00
	Structural repairs	\$2,000.00		Roof repairs	\$2,000.00
	Roof repairs	\$2,000.00		Renovate interior and exterior of units (B)	\$20,000.00
	Step repairs	\$3,000.00		Waterproof basements (B&W)	\$5,000.00
Harvard Townhouses OH003-045	Plumbing upgrade	\$2,000.00	Harvard Townhouses OH003-045	Plumbing upgrade	\$2,000.00
	Electrical upgrades	\$2,000.00		Electrical upgrades	\$2,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$2,000.00		Structural repairs	\$2,000.00
	Replace security screen doors	\$8,000.00		Install central air conditioning	\$20,000.00
	Replace entry doors	\$5,000.00		Roof repairs	\$10,000.00
	Upgrade kitchens and baths	\$7,000.00			
Jefferson-W. 5th OH003-050			Jefferson-W. 5th OH003-050		
Euclid Beach OH003-052	Interior renovations	\$3,000.00	Euclid Beach OH003-052	Interior renovations	\$3,000.00
	Plumbing upgrade	\$10,000.00		Plumbing upgrade	\$10,000.00
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$10,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$10,000.00		Structural repairs	\$10,000.00
	Exterior lighting	\$4,000.00		Exterior lighting	\$5,000.00
	Replace roof	\$25,000.00			
	Install air conditioner for hallways	\$15,000.00			
West Blvd. OH003-053B	Plumbing upgrade	\$10,000.00	West Blvd. OH003-053B	Interior renovations	\$5,000.00
	Electrical upgrades	\$10,000.00		Replace kitchen and bathroom cabinets	\$7,000.00
	Site improvements	\$3,000.00		Plumbing upgrade	\$10,000.00
	Structural repairs	\$20,000.00		Electrical upgrades	\$10,000.00
	Replace kitchen and bathroom cabinets	\$10,000.00		Structural repairs	\$20,000.00
	Replace windows and patio doors	\$15,000.00		Replace parking lots	\$7,000.00
	Install compactor	\$10,000.00		Upgrade men's restroom	\$4,000.00
	Replace fire doors	\$20,000.00		Replace roofs	\$400,000.00
	Upgrade maintenance shop	\$5,000.00		Repair windows	\$10,000.00
	Renovate elevators	\$10,000.00		Site improvement	\$2,000.00
	Interior renovations	\$5,000.00		Renovate elevators	\$4,000.00
	Underground sprinkler system	\$2,000.00		Repair balcony rails	\$25,000.00
	Repave parking lots	\$8,000.00			
	Repair roofs	\$5,000.00			
	Repair balcony rails	\$25,000.00			
Oakwood Villas OH003-054	Replace carpet in twenty-five units	\$5,000.00	Oakwood Villas OH003-054	Replace carpet in twenty-five units	\$5,000.00
	Plumbing upgrade	\$5,000.00		Plumbing upgrade	\$5,000.00
	Electrical upgrades	\$4,000.00		Electrical upgrades	\$4,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$3,000.00		Structural repairs	\$3,000.00
	Replace kitchen and bathroom faucets -	\$5,000.00		Install ornamental benches	\$3,000.00
	Replace kitchen cabinets - 20 units annually	\$7,000.00		Replace kitchen cabinets - 20 units annually	\$3,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Parking lot repairs	\$7,000.00		Replace furnaces as needed	\$5,000.00
	Replace furnaces as needed	\$5,000.00		Exterior lighting	\$5,000.00
	Replace bathroom and kitchen tile in all units	\$5,000.00		Upgrade breaker switches in all breaker boxes	\$2,000.00
	Exterior lighting	\$5,000.00		Replace windows and screens in all units	\$5,000.00
	Repair roofs	\$20,000.00		Replace community center lighting	\$5,000.00
Puritas Gardens OH003-056	Replace carpeting	\$3,000.00	Puritas Gardens OH003-056	Electrical upgrades	\$3,000.00
	Electrical upgrades	\$3,000.00		Site improvements	\$1,000.00
	Site improvements	\$2,000.00		Structural repairs	\$2,000.00
	Structural repairs	\$3,000.00		Plumbing upgrades	\$2,000.00
	Plumbing upgrades	\$4,000.00		Replace carpeting	\$3,000.00
	Repair roofs	\$2,000.00		Repair roofs	\$2,000.00
	Replace tubs and plumbing fixtures	\$3,000.00		Replace tubs and plumbing fixtures	\$3,000.00
	Exterior building upgrades	\$75,000.00		Exterior building upgrades	\$75,000.00
					\$91,000.00
Bellaire Townhouses OH003-071	Plumbing upgrades	\$5,000.00	Bellaire Townhouses OH003-071	Plumbing upgrades	\$5,000.00
	Electrical upgrades	\$4,000.00		Electrical upgrades	\$4,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$4,000.00		Structural repairs	\$3,000.00
	Replace furnaces annually	\$2,000.00		Replace furnaces as needed	\$5,000.00
	Repair roofs	\$5,000.00		Replace fencing	\$5,000.00
Noah East OH003-072	Plumbing upgrade	\$5,000.00	Noah East OH003-072	Plumbing upgrade	\$5,000.00
	Electrical upgrades	\$2,000.00		Electrical upgrades	\$2,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$5,000.00		Structural repairs	\$5,000.00
	Repave driveway	\$5,000.00			

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
Scattered Rehab. OH003-073	Replace windows	\$15,000.00	Scattered Rehab. OH003-073	Replace windows	\$150,000.00
	Plumbing upgrades	\$20,000.00		Plumbing upgrades	\$20,000.00
	Electrical upgrades	\$20,000.00		Electrical upgrades	\$20,000.00
	Site improvements	\$30,000.00		Site improvements	\$30,000.00
	Structural repairs	\$20,000.00		Structural repairs	\$20,000.00
	Repair porches	\$20,000.00		Repair porches	\$20,000.00
	Repair driveways	\$20,000.00		Repair driveways	\$20,000.00
	Waterproof basements	\$30,000.00		Waterproof basements	\$30,000.00
	Paint exteriors	\$30,000.00		Paint exteriors	\$30,000.00
	Replace roofs	\$25,000.00		Replace roofs	\$25,000.00
	Repair vinyl siding	\$30,000.00		Repair vinyl siding	\$30,000.00
Scattered Homes OH003-106	Replace windows	\$5,000.00	Scattered Homes OH003-106	Replace windows	\$5,000.00
	Plumbing upgrades	\$5,000.00		Plumbing upgrades	\$5,000.00
	Electrical upgrades	\$5,000.00		Electrical upgrades	\$5,000.00
	Site improvements	\$2,500.00		Site improvements	\$2,500.00
	Structural repairs	\$7,500.00		Structural repairs	\$7,500.00
	Repair porches	\$6,000.00		Repair porches	\$6,000.00
	Repair driveways	\$5,000.00		Repair driveways	\$5,000.00
	Waterproof basements	\$5,000.00		Waterproof basements	\$5,000.00
	Paint exteriors	\$4,000.00		Paint exteriors	\$4,000.00
	Replace roofs	\$10,000.00		Replace roofs	\$10,000.00
Repair vinyl siding	\$5,000.00	Repair vinyl siding	\$5,000.00		
Oakwood Gardens OH003-074	Install new bathroom medicine cabinets in all units	\$3,000.00	Oakwood Gardens OH003-074	Reconfiguration/replacement of closet and utility doors	\$1,000.00
	Installation of unit air conditioners	\$2,000.00		Install fencing	\$3,000.00
	Plumbing upgrades	\$4,000.00		Plumbing upgrades	\$4,000.00
	Electrical upgrades	\$4,000.00		Electrical upgrades	\$4,000.00

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$3,000.00		Structural repairs	\$8,000.00
	Exterior lighting	\$5,000.00		Exterior lighting	\$1,000.00
	Replace windows and screens	\$5,000.00			
Scattered Townhouses OH003-075	Replace windows	\$20,000.00	Scattered Townhouses OH003-075	Replace windows	\$15,000.00
	Plumbing upgrades	\$10,000.00		Plumbing upgrades	\$10,000.00
	Electrical upgrades	\$10,000.00		Electrical upgrades	\$10,000.00
	Site improvements	\$10,000.00		Site improvements	\$10,000.00
	Structural repairs	\$10,000.00		Structural repairs	\$10,000.00
	Repair porches	\$10,000.00		Repair porches	\$10,000.00
	Repair driveways	\$5,000.00		Repair driveways	\$10,000.00
	Waterproof basements	\$15,000.00		Waterproof basements	\$15,000.00
	Paint exteriors	\$15,000.00		Paint exteriors	\$15,000.00
	Replace roofs	\$20,000.00		Replace roofs	\$20,000.00
	Repair vinyl siding	\$15,000.00		Repair vinyl siding	\$15,000.00
					\$140,000.00
Fairway Manor OH003-077	Plumbing upgrades	\$3,000.00	Fairway Manor OH003-077	Plumbing upgrades	\$3,000.00
	Electrical upgrades	\$3,000.00		Electrical upgrades	\$3,000.00
	Site improvements	\$2,000.00		Site improvements	\$2,000.00
	Structural repairs	\$3,000.00		Structural repairs	\$3,000.00
	Replace entrance doors	\$4,000.00		Replace gas line, valves and ray pak	\$12,000.00
	Replace gas line, valves and ray pak	\$12,000.00		Replace roofs	\$25,000.00
	Replace kitchen cabinets and countertops	\$8,000.00		Interior renovations	\$3,000.00
	Interior renovations	\$5,000.00		Upgrade community room and kitchen	\$8,000.00
				Increase garage lighting	\$3,000.00
Riverview Family OH003-078			Riverview Family OH003-078		

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	PHA Wide - Administration and Cost Allocation	\$2,468,613.30		PHA Wide - Administration and Cost Allocation	\$2,468,613.30
	PHA Wide - 504 Upgrades	\$50,000.00		PHA Wide - 504 Upgrades	\$50,000.00
	PHA Wide - Lead Projects	\$30,000.00		PHA Wide - Lead Projects	\$30,000.00
	PHA Wide - Contingency	\$560,365.29		PHA Wide - Contingency	\$560,365.29
	PHA Wide - Fees and Costs for Outside A/E	\$350,000.00		PHA Wide - Fees and Costs for Outside A/E	\$350,000.00
	PHA Wide - Vacancy Reduction and Extraordinary Maintenance	\$1,400,000.00		PHA Wide - Vacancy Reduction and Extraordinary Maintenance	\$1,400,000.00
	PHA Wide - Dwelling Structures	\$100,000.00		PHA Wide - Dwelling Structures	\$100,000.00
	PHA Wide - Dwelling Equipment	\$300,000.00		PHA Wide - Dwelling Equipment	\$300,000.00
	PHA Wide - Non- Dwelling Equipment	\$195,000.00		PHA Wide - Non- Dwelling Equipment	\$195,000.00
	PHA Wide - Non-Dwelling Structure	\$125,000.00		PHA Wide - Non-Dwelling Structure	\$125,000.00
	PHA Wide - Nondwelling Equipment Office	\$140,000.00		PHA Wide - Nondwelling Equipment Office	\$140,000.00
	PHA Wide - Site Improvements	\$580,000.00		PHA Wide - Site Improvements	\$580,000.00
	PHA Wide - Management Improvements and Security	\$4,505,219.27		PHA Wide - Management Improvements and Security	\$4,505,219.27
	PHA Wide - Operations	\$1,526,201.14		PHA Wide - Operations	\$1,526,201.14

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
	PHA Wide - Relocation for Modernization Projects	\$137,000.00		PHA Wide - Relocation for Modernization Projects	\$137,000.00
	PHA Wide- Capital Fund Leveraging	\$1,250,000.00		PHA Wide- Capital Fund Leveraging	\$1,250,000.00

