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

PHA Plans

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

STARK METROPOLITAN HOUSING AUTHORITY

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

HUD 50075

OMB Approval No: 2577-0226
Expires: 08/31/2009

PHA Plan

Agency Identification

PHA Name: **Stark Metropolitan Housing Authority**
PHA Number: **OH - 18**
PHA Fiscal Year Beginning: **04/2005**

Public Access to Information

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

☑ Main administrative office of the PHA
400 E. Tuscarawas Street, Canton, OH 44702

☐ PHA development management offices

☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

☑ Main administrative office of the PHA

☑ PHA development management offices

☑ PHA local office: ***Alliance, Massillon***

☐ Main administrative office of the local government

☐ Main administrative office of the County government

☐ Main administrative office of the State government

☐ Public library

☐ PHA website:

☐ Other (list below)

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

☑ Main business office of the PHA

☐ PHA development management offices

☑ Other (list below): **SMHA local offices in Alliance and Massillon**

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

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☑ The PHA's mission is: (state mission here)

Mission Statement:

The SMHA provides eligible residents of Stark County with quality affordable housing in decent, safe, and nourishing neighborhoods. By working in partnership with the public and private sectors, the SMHA provides families with housing choice and the opportunity to achieve self-sufficiency.

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:
- ☑ Reduce public housing vacancies:
- ☑ Leverage private or other public funds to create additional housing opportunities:
- ☑ Acquire or build units or developments
- ☑ Other (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

☑ PHA Goal: **Improve the quality of assisted housing**

Objectives:

- ☑ Improve public housing management: (PHAS score)
- ☑ Improve voucher management: (SEMAP score)
- ☑ Increase customer satisfaction:
- ☑ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☑ Renovate or modernize public housing units:
- ☑ Demolish or dispose of obsolete public housing:
- ☑ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☑ Other: (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

☑ PHA Goal: **Increase assisted housing choices**

Objectives:

- ☑ Provide voucher mobility counseling:
- ☑ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☑ Implement voucher homeownership program:
- ☑ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☑ Other: (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

HUD Strategic Goal:Improve communi ty quality of life & economic vitality

☑ PHA Goal: **Provide an improved living environment**

Objectives:

- ☑ Implement measures to de-concentrate 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:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☑ Other: (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

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

☑ PHA Goal: **Promote self-sufficiency and asset development of assisted households**
Objectives:

- ☑ Increase the number and percentage of employed persons in assisted families:
- ☑ Provide or attract supportive services to improve assistance recipients employability:
- ☑ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☑ Other: (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

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

☑ **PHA Goal: Ensure equal opportunity & 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:
- ☑ 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:
- ☑ Other: (list below) ***SEE SMHA STATEMENT OF 5 YEAR GOALS AND OBJECTIVES***

Other PHA Goals and Objectives: (list below)

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing in American Communities

Planning Area I - Related Goals of the SMHA

A. In conjunction with the Freed Housing Corporation and other organizations, create the capacity to develop and operate a range of housing programs.

Objectives

1. Develop a long-range plan for housing development, identifying the type, probable location, potential partners and required resources

2. Identify sources of funding for development activities and become familiar with the processes for obtaining the funds

3. Establish necessary partnerships and acquire the resources for development

4. Develop a property management entity that can perform the function of managing the properties once completed.

B. Develop 25 units of quality, affordable housing on a scattered-site basis for rental by lower- and moderate-income individuals & families.

Objectives

1. Form strategic alliances and partnerships with for-profit and non-profit developers of affordable housing.

2. In cooperation with strategic partners, prepare proposals for phased development of scattered site housing in non-impacted locations.

3. Through networking and direct presentation, obtain support for housing development proposal from governmental officials, housing finance agencies and, where necessary, the local community.

4. Acquire capital, sites and regulatory approvals for development.

5. Develop 25 units in years 3 through 5.

C. Develop 25 units of quality, affordable housing offering a supportive environment, physical accessibility, and independent living for lower- and moderate-income elderly persons.

Objectives

1. Form strategic partnerships with non-profit sponsors of elderly housing and related eldercare services.

2. In cooperation with strategic partners, prepare proposals for development of elderly housing in multiple locations. Consult with agencies, advocates and housing providers serving the elderly to ascertain design performance, use and service standards.

3. Secure financing, sites and regulatory approvals for development

4. Develop 25 units of elderly housing in years 3 through 5.

D. Facilitate/Create 15 units of affordable housing for ownership by lower-income families.

Objectives

1. Enter into a formal partnership with non-profit sponsors of affordable home ownership.

2. Develop a financing model for buyers that can be effectively implemented under prevailing conditions.

3. Identify and secure financial resources and in-kind services to support the initiation of the development of the housing and the operation of the purchase program.

4. Acquire, rehabilitate, and/or newly construct homes for purchase by lower income families.

E. Complete construction of projects that are already funded.

Objectives

1. Complete the pre construction process and construct 13 units of public housing as an addition to Constitution Hall in Louisville, Ohio.

2. Complete the pre-construction process and construct 28 units of assisted housing in Lake Township under the Section 202 Supportive Housing for the elderly program.

F. Participate in the revitalization of the neighborhoods in the urban centers in Stark County such as the City of Canton, the City of Alliance and the City of Massillon.

Objectives

1. In conjunction with the Freed Housing Corp., partner with local governments, non-profit agencies, private investors, residents, etc. to devise a plan to develop properties for affordable homeownership in these areas.

2. Identify potential funding sources and obtain the funding.

3. Construct and/or rehabilitate properties in the designated areas.

4. Assist potential buyers by offering homeownership education and counseling.

G. Obtain rental assistance to secure quality, affordable housing offering a supportive environment, physical accessibility, and independent living for 10 homeless households and/or persons with disabilities.

Objectives

1. Form strategic partnerships with non-profit sponsors of housing for the homeless and disabled.

2. In cooperation with strategic partners and the interagency council on homelessness, prepare a plan for the provision of supportive housing programs for the homeless.

3. In partnership with other agencies, secure funds for the provision of supportive housing programs.

4. Assist in program implementation as necessary.

H. Preserve the affordable nature of units of subsidized housing in Stark County that are at risk of being removed form the affordable housing market.

Objectives

1. In conjunction with other community partners, develop strategies and identify resources to acquire, control or otherwise prevent properties from losing their low-income eligibility.

2. Administer Tenant-Based Vouchers for persons displaced by expired use restrictions.

3. Facilitate the identification and acquisition of financing to undertake required capital improvements to ensure long-term viability of properties.

4. Complete required capital improvements.

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans

Planning Area II – Related Goals of the SMHA

A. Increase public and corporate awareness and acceptance of the need for affordable housing in all communities.

Objectives

1. Designate the person(s) within the agency tasked with the primary responsibility for developing and carrying out public relations and public information activities.

2. Identify the primary corporate and public targets for awareness enhancement.

3. Develop general procedures and case-specific strategies and action plans for providing information related to the various aspects of ongoing and planned SMHA housing and service activities.

4. Identify, secure and allocate financial and in-kind resources to support public information effort.

5. Expand and enhance web site containing pertinent information regarding the activities and programs of the SMHA, including information about the SMHA Resident Association such as goals, meeting times, etc..

B. Achieve a 10% increase in the use of Tenant Based Assistance in areas where incomes are above 50% of median.

Objectives

1. Identify the areas of the county to be targeted for enhanced program marketing.

2. Develop and utilize revised orientation program for voucher-holders to emphasize their option to occupy units in non-impacted areas.

3. Develop and implement landlord outreach and orientation program to attract owners of units in targeted areas.

C. Deconcentrate existing public housing developments to achieve an occupancy that is in compliance with the rule to deconcentrate poverty and to promote integration in public housing.

Objectives

1. Identify properties for which de-concentration targets are to be established.

2. Modify and implement admissions and unit assignment policies to facilitate income mixing in applicable housing developments.

3. Develop and implement incentives to attract and retain higher-income residents.

4. Establish and utilize systems to monitor the impact and effect of policies and incentives.

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

Planning Area III - Related Goals of the SMHA

A. Increase the number of housing assistance beneficiaries that are employed by 10%

Objectives

1. Develop and implement tenant-selection policies that place a priority on occupancy by families with members who are working, going to school or who are in job training programs.

2. Working in partnership with job training, education, and supportive service agencies, facilitate activities that enhance the employability of adults living in households receiving housing assistance.

3. Working in partnership with job training, education, and supportive service agencies, facilitate job placement and employment of adults living in households receiving housing assistance.

4. Strengthen existing and create new partnerships for the continued implementation of the Resident Economic Advancement Program (REAP).

5. Revise and implement an enhanced program marketing effort to achieve full enrollment in REAP.

6. Create and implement incentives to encourage participants to complete their participation in REAP.

B. Enable beneficiaries of housing assistance programs (public housing residents and Section 8 Tenant-Based Assistance recipients) and other members of the community to become homeowners.

Objectives

1. Continue to implement the Section 8 Homeownership program and have 25 participants purchase homes.

2. Continue to conduct homebuyer training and counseling and facilitate the provision of these services to homeownership candidates as a HUD certified housing counseling agency.

3. Conduct homebuyer education group counseling services with 200 total participants over the next five years.

4. Provide one-on-one pre-purchase counseling to 100 individuals over the next five years

5. Provide mortgage delinquency services to 50 individuals and assist 25 individuals to avoid foreclosure over the next five years.

6. Other than Section 8 voucher program participants, 15 individuals will purchase a home.

C. Enable 20 families to participate in an Individual Development Account Program to accumulate assets to attend school, start a business or purchase a home.

Objectives

1. Research agencies with similar programs and develop a program format.

2. In partnership with the SMHA Credit Union, secure grant funds to provide match dollars to program participants.

3. Implement the program by selecting the participants, conducting required classes, establishing accounts at the credit union, etc.

D. In conjunction with the Stark Metropolitan Housing Authority Credit Union, encourage residents to become members of the credit union and increase their financial knowledge and capacity

Objectives

1. Develop and implement a marketing strategy to encourage residents to become members of the credit union.

2. In conjunction with other programs sponsored by the housing authority, incorporate financial education into the agenda, case management plans, curriculum, etc. for residents of all ages.

3. Educate residents on the concept of credit and how to achieve and maintain good credit.

HUD Strategic Goal: Improve quality of life and economic viability

Planning Area IV - Related Goals of the SMHA

A. Improve the physical condition of existing SMHA-owned or SMHA-managed housing units to achieve comparability with standard quality housing in the local private housing market.

Objectives

1. Conduct a comprehensive physical needs assessment to identify improvements needed to correct deficiencies and to achieve market standards.

2. Prepare a 5-year capital improvement plan.

3. Undertake and complete capital improvements to achieve market standards in the physical conditions and amenities of existing public housing.

4. Achieve a PHAS physical inspection score of 27 (90%) or greater.

5. Prepare and submit a demolition/disposition plan to HUD for 936-938 Mahoning Rd. N.E., Canton and Guy Mack Homes.

6. Have an on-going program to evaluate housing units and to identify other properties that should be considered for demolition and/or disposition.

B. Increase the level of elderly resident satisfaction with their housing, services and programs.

Objectives

1. Facilitate the provision of programs for all seniors and disabled residents that enhance or preserve their ability to live independently.

2. Secure funding to implement the SMHA HEART program that will provide residents with medical care, podiatry care, blood pressure monitoring, meals, referrals to services, and exercise classes.

3. Undertake capital improvements required to achieve market standards for physical condition and amenities (see objectives A1-A4 above).

4. Make a change in the Admissions and Occupancy Policy to establish a local preference for applicants 50 years of age and over placing them above other singles on the waiting list when leasing one bedroom units.

5. Continue to evaluate the possibility of designating several properties as elderly only.

C. Improve/enhance the provision of security at SMHA developments as resources permit.

Objectives

1. Complete an assessment of the current SMHA Security program to identify performance issues, gaps in service, availability of resources, program mission, etc.

2. Develop a plan to address issues identified in the assessment.

3. Identify possible sources of additional resources for a security program and pursue additional funding.

4. In conjunction with the Resident Advisory Board, explore the possibility of developing neighborhood or building watch groups and/or safety committees.

5. Assess and evaluate the housing applicant screening process and take steps to improve resident selection.

D. Increase the economic viability of the SMHA by reducing the need for HUD funding for operations.

Objectives

1. Reduce SMHA per service unit expenditures by 5% (adjusted for inflation) over the next 5 years by achieving economies through improvements in efficiency, reduction in utility consumption, and cost controls.

2. Increase internally generated rental income by 10% over the next 5 years through changes in admissions policies and facilitation of resident employment and training programs.

3. Improve the collection of billed rents and reduce uncollectible debt and achieve a grade of A on the tenant receivable outstanding sub indicator for the PHAS.

4. Generate additional income through non-HUD sources.

5. Implement the project based accounting and management system and use the information to improve management practices.

E. Increase the ability of the SMHA to provide quality services by improving employee performance, productivity and customer service.

Objectives

1. Increase employee job knowledge and skill levels by completing a comprehensive training program.

2. Change the organizational chart to more clearly define lines of authority and accountability. Reassign responsibilities to increase efficiency. Revise flow of work and work scheduling to increase efficiency.

3. Revise job descriptions and performance evaluation criteria to increase employee awareness of their individual productivity and job performance.

4. Update all policies and procedures and train staff accordingly.

5. Develop an on-going training program for supervisors.

6. With input from the Resident Advisory Board, develop an on-going training program for staff in the area of customer service.

7. Develop and implement a strategy that will promote team building among housing authority employees.

F. Develop a Canton Senior Center that will enhance the provision of services to elderly housing program participants and other elderly residents of the community as well as contributing to the economic development and revitalization of Downtown Canton.

Objectives

1. In conjunction with local government, non-profit service providers and for profit entities, develop a plan to create a senior center in downtown Canton at the Knights of Columbus property.

2. Secure the funds necessary for the capital improvements to this property.

3. Bid the construction work and complete the construction at the property.

4. Open the center for occupancy by service providers, businesses, etc. and provide services and programs for the elderly residents of the community.

G. In conjunction with local governments, non-profit providers and for profit entities, develop community centers that will provide services to housing authority program participants and contribute to neighborhood economic development, while eliminating the duplication of services.

Objectives

1. Investigate the feasibility of developing a social service center at the Allen School property and develop a plan for implementation of the project.

2. Explore and evaluate other opportunities for these types of partnerships as the opportunities present themselves.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

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**

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.

HUD 50075

OMB Approval No: 2577-0226
Expires: 08/31/2009

STARK METROPOLITAN HOUSING AUTHORITY
AGENCY PLAN

Executive Summary

Purpose

On February 19, 1999, HUD issued regulations implementing provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). These regulations required each Public Housing Authority (PHA) to develop a Five-Year Plan with a statement of its Mission, Goals, and Objectives. QHWRA also required PHAs to prepare an Annual Plan with a statement of housing needs of the lower income population in its community, along with the strategies, policies and resources to be used in addressing those needs. According to QHWRA, the Five-Year Plan and Annual Plan are to be developed in consultation with PHA Public Housing and Section 8 residents. These plans are also to be offered for review and comment by the public. Finally, the goals and major activities of Five-Year and Annual Plans are to be consistent with key housing-related objectives identified in the Consolidated Plans of the governmental unit(s) within the PHA's jurisdiction. The Stark Metropolitan Housing Authority (SMHA), a public housing authority, is subject to compliance with the planning requirements of QHWRA.

Background

During the period of July - December 2004, the SMHA engaged in a collaborative planning process resulting in drafts of the Five-Year and Annual Plans. Public Housing and Section 8 residents, officials from local government, human service agencies, non-profit housing organizations, and other SMHA partners participated in focus group sessions to identify the critical housing and related needs of lower income families in Stark County. These individuals and organizations also proposed strategies for improving the living conditions of these families. Through their participation and input, these stakeholders helped the SMHA refine its mission and affirm the identity of the primary customers. They also helped the SMHA devise its approach for carrying out that mission through the provision of affordable housing, creation of quality neighborhoods, and facilitation of appropriate supportive services.

Drafts of the plan were shared with the stakeholders and meetings were held with the Resident Advisory Board as well as with other interested organizations to review the drafts. The SMHA also complied with the mandatory requirement for the public review and comment process along with the public hearing. The attached document represents the Agency Plan (including the Five-Year and Annual Plans) of the Stark Metropolitan Housing Authority which has been refined as a result of the considerable review and comment process.

HUD 50075

OMB Approval No: 2577-0226
Expires: 08/31/2009

Challenge Statement

The SMHA's service area encompasses the jurisdictions of Stark County Government and the City of Canton. Both governmental units are CDBG Entitlement Communities and therefore required to develop, and regularly update, Consolidated Plans. Based on the data and conclusions contained in the current Consolidated Plans for those governmental units, the key housing-related challenges faced by lower income families are:

1. Limited supply and locations of affordable housing for Extremely Low- and Very Low-Income families;
2. Limited availability & accessibility of affordable housing for the elderly & disabled;
3. Limited availability of affordable homeownership opportunities for Low-Income families.
4. Limited availability of employment opportunities that provide adequate sustainable wages.

In addition to data and conclusions contained in the Consolidated Plans, the SMHA and its partners identified several obstacles to the provision of affordable housing. They included, but were not necessarily limited to:

1. Lack of land zoned for multi-family housing;
2. Lack of public support for affordable housing development;
3. High cost of housing development; and

Lower income families, especially those, who are current and potential recipients of SMHA program benefits, were determined to have non-housing challenges that impact their ability to obtain suitable quality housing. Among those challenges and obstacles are:

1. High unemployment due to a lack of job skills and job preparedness;
2. Lower levels of educational attainment;
3. Low wages; and
4. High level of dependence on federal assistance.
5. Employement that does not provide adequate, sustainable wages.

Mission, Goals, Strategies

The mission of the SMHA is to ***"provide eligible residents of Stark County with quality affordable housing in decent, safe, and nourishing neighborhoods. By working in partnership with the public and private sectors, the SMHA provides families with housing choice and the opportunity to achieve self-sufficiency."*** This mission is to be accomplished through the development of affordable housing, ensuring equal opportunity in housing, promoting self-sufficiency, and improving the quality of life for lower income residents.

HUD 50075

OMB Approval No: 2577-0226
Expires: 08/31/2009

Affordable Housing

Consistent with HUD's Strategic Goal of *"Increasing the availability of decent, safe and affordable housing in American Communities"*, the SMHA will develop 116 units of affordable housing. Rental housing will be targeted to the extremely low- and very-low income families, while homeownership opportunities will be created for low-income families. Housing opportunities for the elderly and disabled will also be created.

The SMHA will accomplish its related goals through the creation of public/private partnerships to facilitate affordable housing development. It will identify and pursue non-traditional sources of funding for these housing activities and utilize mixed-income and mixed-finance approaches where feasible.

Key activities to be undertaken in this plan include creating the capacity to effectively engage in housing development, the formation of partnerships, and identification of affordable housing development opportunities.

Equal Housing Opportunity

With respect to HUD's strategic goal of *"Ensuring equal opportunity in housing for all Americans"*, the SMHA will seek to facilitate affordable housing opportunities in areas outside of those with concentrations of low-income families. This includes expanding housing options for Section 8 program participants as well as developing affordable housing outside of areas of low-income concentrations.

The SMHA will accomplish several of its related goals through the use of education and public information as the primary strategy. By creating a better-informed general population and a more knowledgeable group of program recipients and potential housing providers, resistance and obstacles to dispersed affordable housing can be reduced. The implementation of new policies will be the primary method of accomplishing deconcentration in public housing.

Activities will focus on identifying targets for the public information and education effort, developing outreach and education strategies, and forging partnerships to help with changing public perceptions of affordable housing and its recipients. Activities will also focus on implementing policies (i.e., income targeting, income-skipping, preferential transfers, etc.) to encourage income mixing in public housing.

Self-Sufficiency

The SMHA will address HUD's strategic goal of *"Promoting self-sufficiency and asset development"* of families and individuals by creating an environment where residents who want to achieve self-sufficiency will have every opportunity to do so. Utilizing existing and newly created partnerships to

offer an array of services, the SMHA will facilitate employment, training, and educational opportunities to program participants. Greater resident responsibility for work will be accomplished through implementation of policies and procedures that encourage work and reward success. Homeownership will be a vehicle through which asset development will be accomplished.

Activities will focus on the implementation of policies that encourage work, the assessment of supportive service/education/employment/training needs of residents, and modifications to existing programs to better meet those needs. Policies to be implemented include admissions preferences (for families that are working, going to school, or are in a training program), rent policies (income exclusions, flat rents), and community work requirements. Partnerships with service agencies will also be strengthened in the first year.

Quality of Life

Consistent with HUD's strategic goal of *"Improving quality of life and economic viability"*, the SMHA will plan and execute physical improvements, social improvements, and operational improvements resulting in an improved living environment and enhanced customer service.

The SMHA plans to accomplish the above goals through careful planning and execution of required capital improvements, utilization of partnerships to plan and initiate neighborhood improvements, and operational/administrative changes to enhance agency efficiency.

Activities will include property improvements, enhanced security, assessing the needs of elderly residents, assessing the SMHA organization in light of its goals and objectives, and identifying methods for improving the efficiency and effectiveness of its program delivery.

Conclusion

The SMHA's mission, goals and objectives are consistent with the needs and priorities expressed by local government in their Consolidated Plans. The Five-Year/Annual Plan was prepared with a high level of community involvement and input, and the strategies resulting there from will help the SMHA stand out as a leader in affordable housing throughout Stark County.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments: (2)

__J__ Admissions Policy for Deconcentration **(OH018j08)**

__A__ FY 2007 Capital Fund Program Annual Statement (Comp Grant Annual Stmt) **(OH018a08)**

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

Optional Attachments:

_C_ PHA Management Organizational Chart **(OH018c08)**
_B_ FY 2007 Capital Fund Program 5 Year Action Plan (Comp Grant Action Plan) **(OH018b08)**
____ Public Housing Drug Elimination Program (PHDEP) Plan
____ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
_X_ Other (List below, providing each attachment name)

_E_ Section 8 Homeownership Capacity Statement **(OH018e08)**
_F_ Community Service Requirement Plan **(OH018f08)**
_G_ Pet Policy **(OH018g08)**
_H_ Progress Report – Year Three **(OH018h08)**
_I_ Resident Board Member and Resident Advisory Board Members **(OH018i08)**
_K_ Voluntary Conversion **(OH018k08)**
_L_ Section 8 PHA Project Based Vouchers **(OH018l08)**
_M_ Violence Against Women Act **(OH018m08)**
_N_ Performance and Evaluation Report for Project OH12P01850104 **(OH018n08)**
_O_ Performance and Evaluation Report for Project OH12P01850105 **(OH018o08)**
_P_ Performance and Evaluation Report for Project OH12P01850106 **(OH018p08)**

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
☑	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
☑	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

Applicable & On Display	Supporting Document	Applicable Plan Component
☑	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
☑	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection & Admissions Policies
☑	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
☑	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
☑	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
☑	Section 8 rent determination (payment standard) policies ☑ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
☑	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
☑	Public housing grievance procedures ☑ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
☑	Section 8 informal review and hearing procedures ☑ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
☑	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	
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
☑	Approved or submitted applications for demolition and/or disposition of public housing	
☐	Approved or submitted applications for designation of public housing (Designated Housing Plans)	

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
☑	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
☑	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
☑	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	
☑	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
☑	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs [24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	**Overall**	**Afford-ability**	**Supply**	**Quality**	**Access-ability**	**Size**	**Location**
Income <= 30% of AMI	22,300	5	4	4	2	1	3
Income >30% but <=50% of AMI	42,000	4	3	3	2	1	3
Income >50% but <80% of AMI	30,000	3	2	2	2	1	1
Elderly	3,515	3	3	2	3	1	1
Families with Disabilities	2,000	3	4	2	2	4	2
Race/Ethnicity ***African/American***	6,690	5	4	4	2	1	3
Race/Ethnicity ***Hispanic***	223	5	4	4	1	1	3

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

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy CHAS) dataset

☐ American Housing Survey data
Indicate year: ____

☐ Other housing market study
Indicate year: ____

☑ Other sources: (list and indicate year of information) ***2000 U.S. Census***

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☑ Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	609		476
Extremely low income <=30% AMI	489	80%	
Very low income (>30% but <=50% AMI)	93	15%	
Low income (>50% but <80% AMI)	27	5%	
Families with children	307	50.4%	
Elderly families	63	10.3%	
Families with Disabilities	146	24%	
Race/ethnicity (white)	364	60%	
Race/ethnicity (Black)	243	40%	
Race/ethnicity (Other)	5	.8%	

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Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	Annual Turnover
1BR	430	44.6%	178
2 BR	320	33.2%	193
3 BR	171	17.7%	216
4 BR and 5BR	42	4.5%	50
TOTAL	**963**	**100%**	**637**

Is the waiting list closed (select one)? ☑ No _____ Yes

If yes:

B. How long has it been closed (# of months)? ***NOT APPLICABLE***

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☑ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ 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	739	100%	200
Extremely low income <=30% AMI	606	82.2%	
Very low income (>30% but <=50% AMI)	109	14.8%	

	# of families	% of total families	Annual Turnover
Low income (>50% but <80% AMI)	22	3%	
Families with children	402	54.5%	
Elderly families	32	4.3%	
Families with Disabilities	231	31.3%	
Race/ethnicity (White)	419	56.9%	
Race/ethnicity (Black)	309	41.9%	
Race/ethnicity (Other)	3	.4%	

Is the waiting list closed (select one)? _____ No ___✓___ Yes

If yes: ***NOT APPLICABLE***

B. How long has it been closed (# of months)? 15 (08/01/05)

Does the PHA expect to reopen the list in the PHA Plan year?

____ No ___✓___ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ___No ___✓___Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- ☑ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☑ Reduce turnover time for vacated public housing units
- ☑ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance

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development

☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☑ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

☑ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
This activity is part of effort to achieve de-concentration and housing choice goals.

☐ 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
The SMHA is a member of the Consolidated Planning Committee. Our organization provides input through participation in the planning meetings and by providing housing statistics relating the demand for and supply of public housing and Section 8 assistance.

☑ Other (list below)

1. Seek replacement of public housing units lost to the inventory, due to homeownership program, using Capital Funds.
2. Preserve the affordable nature of units of subsidized housing in Stark County that are at risk of being moved from the affordable housing market.

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☑ Apply for additional section 8 units should they become available

☑ Leverage affordable housing resources in the community through the creation of mixed-finance housing

☑ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in

tenant-based section 8 assistance

☐ Employ admissions preferences aimed at families with economic hardships

☑ Adopt rent policies to support and encourage work

☐ Other: (list below)

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

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

Select all that apply

☑ Employ admissions preferences aimed at families who are working

☑ Adopt rent policies to support and encourage work

☐ Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

☐ 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
The SMHA has longstanding relationships with such local agencies. Through regular meetings with these groups and the regular exchange of information, the need for and availability of housing resources for families with disabilities is made known.

☑ Other: (list below)
The SMHA plans to increase the supply of accessible, affordable housing through housing development initiatives.

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)

The current information network provides adequate information to racial and ethnic groups with disproportionate housing needs. The SMHA effort will be geared toward broader acceptance of affordable housing in diverse areas of the county, especially in non-impacted areas.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☑ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

☑ Market the section 8 program to owners outside of areas of poverty /minority concentrations

☐ Other: (list below).

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

(2) Reasons for Selecting Strategies

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

☐ Funding constraints

☐ Staffing constraints

☐ Limited availability of sites for assisted housing

☑ Extent to which particular housing needs are met by other organizations in the community

☑ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

☑ Influence of the housing market on PHA programs

☑ Community priorities regarding housing assistance

☑ Results of consultation with local or state government

☑ Results of consultation with residents and the Resident Advisory Board

☑ Results of consultation with advocacy groups

☑ Other: (list below)

The above strategies were also selected because: (1) they are consistent with the SMHA Mission Statement; (2) they are consistent with the assessment of the capabilities of the SMHA; (3) they take maximum advantage of the local opportunities for housing development; and (4) they have the potentialfor maximizing use of available funding sources.

2. Statement of Financial Resources [24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2005grants)**		
a) Public Housing Operating Fund	5,923,796	
b) Public Housing Capital Fund	4,074,699	
c) HOPE VI Revitalization	----------	
d) HOPE VI Demolition	----------	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,791,728	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	----------	
g) Resident Opportunity and Self-Sufficiency Grants	116,667	
h) Section 8 Site-Based Contract Administration (New Construction)	1,597,795	
i) HOME	42,911	
Other Federal Grants (list below)		
Section 8 Moderate Rehabilitation	483,159	
Shelter Plus Cae (TRA-SRA-PRA)	373,012	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PHDEP *remaining from previous grants*		
Resident Opportunity & Self Sufficiency Grant (ROSS) *remaining from previous grants*		
Shelter Plus Care *remaining from previous grants*	52,343	
3. Public Housing Dwelling Rental		Public Housing

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Income	4,438,861	Operations
4. Other income (list below)		
Interest and Other Income	696,963	Public Housing
5. Non-federal sources (list below)	0	
Total Resources:	24,591,934	

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: (state number)

☑ When families are within a certain time of being offered a unit: (state time)
SMHA verifies eligibility for admission when family is within 60 days of being offered housing.

☐ Other: (describe)

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

☑ Criminal or Drug-related activity

☑ Rental history

☐ Housekeeping

☑ Other (describe)
SMHA screens to determine if the applicant has been evicted from any other housing.

c. ☑ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
SMHA subscribes to a records system that accesses records on a national level.

d. ☑ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for

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screening purposes?
SMHA subscribes to a database to access this information. We also run a check of the on line information for the Ohio Adult Parole Authority and the sex offenders list.

e. ☑ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
SMHA subscribes to a data base to access this information.

(2)Waiting List Organization

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

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

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

☑ PHA main administrative office
☑ PHA development site management office

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?
Three, plus a community-wide list

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?
Three

3. ☑Yes ☐No: May families be on more than one list simultaneously
If yes, how many lists?
All, under the "First Available" option or other multiple selections.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☑ PHA main administrative office

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

(3) Assignment

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

☑ One
Families may receive a hardship exemption if they reject a unit for sufficient cause.
☐ Two
☐ Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: ***Not applicable.***

(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)
Modernization and Witness Protection (when requested by official law enforcement agency).
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

☑ Victims of domestic violence

☑ Substandard housing

☑ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☑ Working families and those unable to work because of age or disability

☑ Veterans and veterans families

☑ Residents who live and/or work in the jurisdiction

☑ Those enrolled currently in educational, training, or upward mobility programs

☑ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☑ Other preference(s) (list below)
Currently in the Military
Near Elderly (50 and over) for efficiency and 1 bedroom units

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

② Date and Time

Former Federal preferences:

① Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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① Victims of domestic violence
① Substandard housing
① Homelessness
__ High rent burden

Other preferences (select all that apply)
① Working families and those unable to work because of age or disability
① Veterans and veterans families
① Residents who live and/or work in the jurisdiction
① Those enrolled currently in educational, training, or upward mobility programs
① Households that contribute to meeting income goals (broad range of incomes)
____ Households that contribute to meeting income requirements (targeting)
____ Those previously enrolled in educational, training, or upward mobility programs
____ Victims of reprisals or hate crimes
① Other preference(s) (list below)
Currently in the Military
Near elderly (50 & over) for efficiency & 1 bedroom units

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)
Manager's orientation with new residents
New resident checklist
Handout sheets

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

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☐ 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)
- Preferences for working families
- Preferences for families enrolled in educational, training or upward mobility programs.

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
Physical improvements to add market-comparable amenities
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☑ Other (list below)
Work with other agencies to facilitate activities that promote resident education and

employment.

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:
(See attachment J)

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

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

☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

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

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

☑ Other (list below)

- ***Owes SMHA money***
- ***Screening for prior eviction from other assisted housing under U.S. Housing Act***
- ***Prior termination from Section 8 for program violations***

b. ☑ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
SMHA uses a local on-line database & subscribes to a national database.

c. ☑ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
SMHA uses a subscription service to obtain national records. We also run a check of the on-line information for the Ohio Adult Parole Authority and the sex offenders list.

d. ☑ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)
SMHA processes this data through a subscription services.

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

☐ Criminal or drug-related activity

☑ Other (describe below)

Upon written request, the prospective landlord may receive the following:

- family's current address of record
- name and address of landlord at current and prior addresses
- tenancy history
- Landlord may review the applicant file with a written authorization from the applicant.

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

(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:
For hardships (as defined in the Administrative Plan, for hard-to-house families, and as an accommodation for persons with disabilities.

(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 within last 12 months

☐ Victims of reprisals or hate crimes

☑ Other preference(s) (list below)
Currently in the Military
Disabled (for Mainstream Program only)

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

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means you can use "1" more than once, "2" more than once, etc.

② Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

__ Working families and those unable to work because of age or disability
① Veterans and veterans families
__ Residents who live and/or work in your jurisdiction
① 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)
① Those previously enrolled in educational, training, or upward mobility programs
__ Victims of reprisals or hate crimes
① Other preference(s) (list below)
Currently in the Military
Mainstream Program for disabled persons

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)

The SMHA operates five special purpose programs. They are: (1) Mainstream Disability; (2) Shelter-Plus Care; (3) HOME Program; (4) Section 8 Moderate Rehab; (5) SRO Homeless Program. **Of these programs, only the Mainstream Program is funded through the Section 8 Program.**

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

☐ Through published notices

☑ Other (list below)

Program availability is communicated directly to agencies serving the special needs populations. Information is provided to these organizations on a regular basis and any changes in program requirements or availability of additional units of assistance are communicated immediately. The SMHA also is a member of the Housing Task Force and the Interagency Council on Homelessness as well as other organizations serving the housing and related needs of lower income families and special needs populations. The SMHA keeps the organizations informed of the availability of and rules for the special purpose Section 8 programs.

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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 use, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0

☐ $1-$25

☑ $26-$50 (effective 4/1/06)

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)

  SMHA will exclude 50% of verified Child Support payments made by a member of the household from income calculations, whose entire income is otherwise included in the total household income.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☑ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) ***$40 per month***
- ☑ Other (list below)
  Changes in family composition and decreases in income should be reported as they occur.

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

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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**

(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 below100% 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)

- ☐ FMR's 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)

- ☑ FMR's 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)
  - Funding availability

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(2) Minimum Rent

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

☐ $0

☐ $1-$25

☑ $26-$50

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

5. Operations and Management [24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☑ An organization chart showing the PHA's management structure and organization is attached.

☐ 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 *includes turnover and expected use of vacant units or unused assistance*
Public Housing	2,538	476
Section 8 Vouchers	1,450	200
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	92	25
Section 8 SRO	36	12
Special Purpose Section 8 Certificates/Vouchers (list individually)	*Mainstream* 100	20

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Program Name	Units or Families Served at Year Beginning	Expected Turnover *includes turnover and expected use of vacant units or unused assistance*
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	Home TRA 25 SPC TRA 30 SPC PRA 40 SPC SRA 28 Total 123	8 9 9 9 35
ROSS	1,493	0

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)

Management

- ***a. Admissions and Continued Occupancy Policy***
- ***b. Tenant Selection and Assignment Plan (included in ACOP)***
- ***c. Grievance Procedures***
- ***d. Management and Operations Procedure Manual***
- ***e. Dwelling Lease and Addenda***
- ***f. Tenant Briefing Checklist***

Maintenance

- ***a. Maintenance Policy and Procedure Manual***
- ***b. Dwelling Lease***
- ***c. List of Resident Repair and Maintenance Charges***
- ***d. Operations and Procedures Manual***

(2) Section 8 Management: (list below)

- ***a. Section 8 Administrative Plan***

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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:

If the hearing officer orders the furnishing of a utility, service, repair, maintenance, alteration or improvement to a complainant:

(1) which would equally apply to other residents similarly situated;
(2) which would not be covered by funds approved by HUD for SMHA expenditure in its management budget, modernization program funding or development program funding;

SMHA shall, within 30 days of the mailing of delivery of the Hearing Officer's decision, notify the Hearing Officer and the Complainant of the above, that it has notified HUD of the decision and has filed an application with HUD for the necessary funding. SMHA shall, thereafter, expeditiously process such application. It shall report to the Hearing Officer and Complainant every 60 days as to the progress of such application and when a decision has been made. When the funding of the expenditure has been approved, SMHA shall expeditiously proceed to comply with such order of the Hearing Officer.

****NOTE: SMHA will be revising the ACOP and the Grievance Procedures during 2005. The revisions will be posted and adopted by the Board of Commissioners prior to implementation.***

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

☑ PHA main administrative office

☐ PHA development management offices

☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:
SMHA provides an informal hearing process for applicants to the Section 8 program as well as for participants being terminated from the program.

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

☑ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

The SMHA will make application to participate in the Capital Fund Finance Program. Funds will be obtained from bond financing in conjunction with several other housing authorities. The funds will be used to complete work at Plaza Terrace (OH18-12), Hart Apartments (OH18-15) and Lincoln Apartments (OH18-16). Repayment is noted in the Annual statement and the Five-Year Action Plan.

(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 A - Updated *HUD-52837***

-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 B - Updated *HUD-52834***

-or-

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

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

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

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

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

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

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

☑ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
The SMHA will continue to develop its capacity to engage in such mixed-finance projects by fully organizing its non-profit subsidiary and

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by identifying potential development partners. It will also be engaged in creating plans for housing development. In partnership with 2 nonprofits, SMHA will construct 28 units of elderly housing using Section 202 funds.

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description (1)
1a. Development name: Guy Mack Homes 1b. Development (project) number: OH18-018
2. Activity type: ☐ Demolition ☑ Disposition
3. Application status (select one) ☐ Approved ☑ Submitted, pending approval ☐ Planned application
4. Date application approved, submitted, or planned for submission: 10/12/2006
5. Number of units affected: 4 Coverage of action (select one) ☐ Part of the development

☑ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2005 b. Projected end date of activity: 03/31/2007

Demolition/Disposition Activity Description (2)
1a. Development name: Scattered Sites 1b. Development (project) number: OH18-028
2. Activity type: ☐ Demolition ☑ Disposition
3. Application status (select one) ☐ Approved ☑ Submitted, pending approval ☐ Planned application
4. Date application approved, submitted, or planned for submission: 10/12/2006
5. Number of units affected: 2 (936-938 Mahoning Rd. N.E., Canton, Ohio) Coverage of action (select one) ☑ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2005 b. Projected end date of activity: 03/31/2007

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

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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.

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 ***NOT APPLICABLE***

☐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 ***NOT APPLICABLE***
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)

3. ☐Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
Conversion of Public Housing Activity Description cont. _*NOT APPLICABLE*_
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ 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)]

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

A. Public Housing

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.)

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Public Housing Homeownership Activity Description **PHASE I**
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

Public Housing Homeownership Activity Description **PHASE II**
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action: (select one) Part of the development ☐ Total development

Public Housing Homeownership Activity Description

PHASE III
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

1. Prohibition against balloon mortgages.

2. Minimum family equity of 3% of purchase price, with 1%coming from personal resources.

3. Post purchase counseling is required.

4. The family must be a participant in the Section 8 Tenant Based Program.

5. Seller financing prohibited.

6. If family defaults on loan, they must reapply for rental assistance.

12. PHA Community Service and Self-sufficiency Programs [24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If "Yes", what was the date that agreement was signed? 07/22/2005

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)
ROSS – Family	100	Specific Criteria	PHA Main Office	Public Housing
Youth Development (WIA)	40	Specific Criteria	Development Office	Both

C. PHA Coordination with SMHA Resident Association

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OMB Approval No: 2577-0226
Expires: 08/31/2009

1. Initially information was shared and there was collaboration in the development of community service requirement program details.

2. Joint collaborative effort in educating and informing residents about the community service requirement policy.

(2) Family Self Sufficiency Programs

a. Participation Description ***NOT APPLICABLE***

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? ***NOT APPLICABLE***
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. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- ☑ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed in & 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)

Jackson-Sherrick (18-01, 18-02-18-03) Girard Gardens (18-06)
Sunset Homes (18-26) Lincoln Apartments (18-16)

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

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

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

☐ Crime Prevention Through Environmental Design

☑ Activities targeted to at-risk youth, adults, or seniors

☐ Volunteer Resident Patrol/Block Watchers Program

☑ Other (describe below)

Increase security staff and off-duty police patrols.

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

Jackson-Sherrick(18-01, 18-02, 18-04) Massillon Family

Alliance Family Ellisdale(18 -10E)

3. 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)

Jackson-Sherrick (18-01, 18-02, 18-04) Girard Gardens (18-06)

Lincoln Apartments (18-16)

14. PET POLICY – see Attachment OH018g08

[24 CFR Part 903.7 9 (n)]

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))?
2. ☑ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☑ No: Were there any findings as the result of that audit?

ITEMS 4 AND 5 ARE NOT APPLICABLE

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
6. ☐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)

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

Implementing Asset Management as required by HUD.

18. <u>Other Information</u> [24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendation

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

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

☐ Attached at Attachment (File name)

☑ Provided below:

PLEASE NOTE:

All residents were notified in writing that the plan has been posted for comment. Meetings were held with the Resident Advisory Board representatives to review the five year plan and the annual plan and answer any questions regarding the items in the plan. The public hearing was held on December 18, 2006.

Following are written comments thatwere received by the Executive Director from the Resident Association after meeting with them to review the PHA Plan:

With regard to the meeting last week about the One Year Plan, we offer these additional comments, as the Resident Association.

On page 16 of the FY 2007 Annual Plan, we request any and all checkboxes to be unchecked if there is no proper documentation to verify the word “results”. We requested any documentation on those check boxes last week and you stated that there was no documentation. We don’t see how the work results can be used to verify and consultations and becomes suspect of assertions made with no substance. Additionally, these check boxes are under the subheading of Needs and Strategies and so we believe written documentation should be available. If there is, indeed documentation, please follow up with a time that these documents can be delivered to our association. We request, specifically, check boxes:

☑ 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

We know you are aware of regulation that makes us the sole representative voice of the residents, by being elected members of the body:

§ 964.18 HA role in activities under subparts B & C. (1) A HA shall officially recognize a duly elected resident council as the sole representative of the residents it purports to represent, and support its tenant participation activities. (iv) In no event shall HUD or a HA officially recognize a competing resident council once a duly elected resident council has been established. If a duly elected resident council has been formed, any input into changes concerning public housing operations shall be made only through the officially recognized resident council.

§ 964.105 Role of the jurisdiction-wide resident council. (a) *Jurisdiction-wide resident council.* Resident councils may come together to form an organization which can represent the interest of residents residing in units under a HA's jurisdiction. This can be accomplished by the presidents of duly elected resident councils forming an organization, by resident councils electing a representative to the organization, or through jurisdiction wide elections. If duly elected resident councils form such an organization, the HA shall recognize it as the voice of authority-wide residents for input into housing authority policy making.

Also, on page 35 we noticed that the Admissions and Continued Occupancy Policy is being revised. As we requested to have additionally copies made of the Admissions and Continued Occupancy Policy, but have not received it we will no be likely to comment on it since there will no be enough time to digest it before your deadline of submission of the entire plan to HUD. We are not satisfied with the level of follow through at different times.

On page 22, we are requesting to have a memo, in writing, from the Executive Director's office to include a printed brochure from the

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Resident Association in the Manager's Orientation with new residents and the New Resident Checklist and Handout Sheets.

For the record, we are once again submitting our disagreement that the law has been followed by the most recent appointment of Linda Bell as the Resident Commissioner Board Member as the Resident Association had not been approached, at any time ever. This is mentioned in your plan on page 50.

We request that these comments be put into your plan for HUD review.

On behalf of the four thousand households in Stark Metropolitan Housing Authority and Section 8 properties that live in our great county and sincerely yours,

Betty Jackson, President SMHA Resident Association

Mark Stevenson, Vice-President, SMHA Resident Association

PET POLICY COMMENTS

Mark Stevenson, Vice-President of the Resident Association submitted the following comments:

1. The policy should state that it will be reviewed annually by the Resident Advisory Board and the Housing Authority.

2. The writer does not agree with the pet density provisions.

3. The writer does not agree with the pet size provisions.

4. The writer feels the deposit of $250.00 is too much to charge low-income families and over-penalizes responsible families.

5. The writer feels that in section 6, the owner should only have to submit one name.

6. The writer feels that the language regarding inspection needs more definition and clarification and that it gives management "open-ended reasons" for inspections.

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:

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.)

Ohio Law requires that 5 persons serve on the SMHA Board of Commissioners. Appointments to the board are directed to be made as follows:

Judge of the Common Pleas Court	***-***	***1 appointment***
Judge of the Probate Court	***-***	***1 appointment***
Mayor of the largest city	***-***	***2 appointments***
County Commissioners	***-***	***1 appointment***

Upon the expiration of the term of a commissioner, the Board of Commissioners submitted the name and qualifications of the resident it recommended to the appropriate appointing authority for consideration as a potential appointee to the SMHA Board of Commissioners. The individual recommended for appointment was appointed to the Board effective February 1, 2000.

3. Description of Resident Election Process **(Not Applicable)**

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)

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b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

☐ Representatives of all PHA resident and assisted family organizations

☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
   - **A.** ***City of Canton, Ohio***
   - **B.** ***Stark County, Ohio***

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

☑ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☑ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☑ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☑ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

A. ***City of Canton, Ohio***

- ***Affordable housing preservation***
- ***Increasing supply of affordable housing***
- ***Upgrading existing housing stock***

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- ***Provision of special needs housing***
- ***Improvements to public housing***
- ***De-concentration***
- ***Supportive services to help families achieve economic self sufficiency and to transition from welfare to work***

- ***Stark County, Ohio***
  - ***Affordable housing preservation***
  - ***Increasing supply of affordable housing***
  - ***Upgrading existing housing stock***
  - ***Provision of special needs housing***
  - ***Improvements to public housing***
  - ***De-concentration***
  - ***Supportive services to help families achieve economic self-sufficiency and to transition from welfare to work***

  ___ Other: (list below)

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

A. ***City of Canton, Ohio***

1. ***Acquisition of real property to facilitate development of low income housing*** (not allocated specifically for SMHA activities)
2. ***HOME funds allocated for the development of affordable homeownership properties (not allocated specifically for SMHA activities).***

B. ***Stark County, Ohio***

1. ***Direct homeownership assistance for low-income purchasers with downpayments*** (not allocated specifically for SMHA activities)
2. ***HOME funds allocated for the development of affordable homeownership properties (not allocated specifically for SMHA activities).***

D. Other Information Required by HUD

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

1. Deviations From and Modifications To The Agency Plan

The 5 Year Plan and Annual Plan are documents that serve to guide SMHA operations and resource management. At times, changes in circumstances and priorities may require the plan to be revised and updated. The changes will be defined as substantial or significant according to the following definitions and the SMHA will comply with the appropriate procedure in making the changes:

Definition of Substantial Deviation from the 5 Year Plan: ***Any action by SMHA that would represent a change from the mission statement, goals or objectives presented in the 5 Year Plan. Some activity undertaken by SMHA that is not explicitly mentioned in the 5 Year Plan but that still supports or enhances the Plan's mission, goals or objectives is not a substantial deviation.***

Definition of Significant Amendment or Modification to the 5 Year or Annual Plan: ***Any revision to a mission, goal, objective, policy or budget that has been submitted to HUD as part of the 5 Year or Annual Plan and that would require adoption by the Board of Commissioners. SMHA will comply with the requirements set fort at 24 CFR 903.21.***

Attachments

Use this section to provide any additional attachment

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: **OH12P01850107** Replacement Housing Factor Grant No:	**2007**

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no. -)

☐ Performance and Evaluation Report for Program Year 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-CGP Funds				
2	1406 Operations	500,000.00	-	-	-
3	1408 Management Improvements	426,000.00	-	-	-
4	1410 Administration	397,000.00	-	-	-
5	1411 Audit	1,000.00	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	200,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	338,000.00	-	-	-
10	1460 Dwelling Structures	1,605,033.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	607,666.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 4,074,699.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities			-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs			-	-
25	Amount of line 21 Related to Security - Hard Costs			-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: **OH12P01850107** Replacement Housing Factor Grant	**2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
18-1	Replace waterlines	1450.00		250,000.00				
18-6	Resurface parking lot	1450.00		63,000.00				
18-10	Install GFCI's	1460.00		20,000.00				
18-11	Roof Replacement	1460.00		266,000.00				
18-19	Exterior Rehab	1460.00		400,000.00				
18-23	Exterior Rehab	1460.00		391,753.00				
PHA-WIDE	Operations	1406.00		500,000.00				
PHA-WIDE	Reduce Time To Lease Units	1408.00		63,000.00				
PHA-WIDE	Resident Participation	1408.00		221,500.00				
PHA-WIDE	Youth Sports	1408.00		2,500.00				
PHA-WIDE	Security	1408.00		91,000.00				
PHA-WIDE	Health/Safety	1408.00		48,000.00				
PHA-WIDE	Salaries & Fringes	1410.00		397,000.00				
PHA-WIDE	Audit	1411.00		1,000.00				
PHA-WIDE	Architect/Engineer Fees	1430.00		200,000.00				
PHA-WIDE	Site Work	1450.00		25,000.00				
PHA-WIDE	LBP Abatement/Rehab	1460.00		527,280.00				
PHA-WIDE	Debt Service to Bond Issue	1501.00		607,666.00				
PHA-WIDE								
PHA-WIDE	Dwelling Equipment	1465.10						
PHA-WIDE	Maintenance Equipment	1475.00						
PHA-WIDE	Office Equipment	1475.00						
PHA-WIDE	Automotive Equipment	1475.00						
PHA-WIDE	Relocation	1495.10						
PHA-WIDE	Contingency	1502.00						

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: OH12P01850107 Replacement Housing Factor Grant No:	2007

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
18-1	9/30/2009			9/30/2011			
18-6	9/30/2009			9/30/2011			
18-10	9/30/2009			9/30/2011			
18-11	9/30/2009			9/30/2011			
18-19	9/30/2009			9/30/2011			
18-23	9/30/2009			9/30/2011			
PHA WIDE	9/30/2009			9/30/2011			

Actual Comprehensive Grant Cost Certificate

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
Stark Metropolitan Housing Authority	**OH12P01850107**
	FFY of Grant Approval **2007**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	$ 4,074,699.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	
F. Excess of Funds Advanced (C-D)	$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729

Signature	Date
X	**1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)

ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Stark Metropolitan Housing Authority	**OH12P01850107**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$ -
B. Funds Disbursed	$ -
C. Funds Expended (Actual Modernization Cost)	$ -
D. Amount to be Recaptured (A - C)	$ -
E. Excess of Funds Disbursed (B - C)	$ -

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X 1/16/2007

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
#VALUE!			0.00	0.00	1406	500,000.00
1450	250,000.00				ACCT	
1450	63,000.00			0.00	1408	426,000.00
1460	20,000.00		0.00	0.00	ACCT	
#VALUE!			0.00	0.00	1410	397,000.00
1460	266,000.00		0.00	0.00	ACCT	
1460	400,000.00		0.00	0.00	1411	1,000.00
1460	391,753.00		0.00	0.00	ACCT	
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#VALUE!			0.00	0.00	ACCT	
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1406	500,000.00				ACCT	
1408	63,000.00			0.00	1440	0.00
1408	221,500.00			0.00	ACCT	
1408	2,500.00				1450	338,000.00
1408	91,000.00				ACCT	
1408	48,000.00			0.00	1460	##########
1410	397,000.00			0.00	ACCT	
1411	1,000.00			0.00	1465	0.00
1430	200,000.00			0.00	ACCT	
1450	25,000.00				1470	0.00
1460	527,280.00			0.00	ACCT	
1501	607,666.00		0.00	0.00	1475	0.00
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1475					ACCT	
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1475			0.00	0.00	ACCT	
1495					1492	0.00
1502				0.00	ACCT	
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			1408.00	426,000.00	0.00	0.00
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			1411.00	1,000.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
			1430.00	200,000.00	0.00	0.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	338,000.00	0.00	0.00
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			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	0.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
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			1495.10	0.00	0.00	0.00
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Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name **Stark Metropolitan Housing Authority**				☑ Original 5-Year ☐ Revision No.	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: **2007** PHA FY: **3/31/2007**	Work Statement for Year 3 FFY Grant: **2008** PHA FY: **3/31/2008**	Work Statement for Year 4 FFY Grant: **2009** PHA FY: **3/31/2009**	Work Statement for Year 5 FFY Grant: **2010** PHA FY: **3/31/2010**
	Annual Statement				
18-1 Jackson Sherrick		168,000.00			
18-19 Washington Rehab/Scattered		400,000.00	400,000.00	400,000.00	400,000.00
18-20 Scattered Sites				39,000.00	20,000.00
18-21 Scattered Sites				39,000.00	20,000.00
18-22 Scattered Sites					50,000.00
18-23 Washington Rehab/Scattered		391,753.00	391,753.00	391,753.00	391,753.00
18-30 Reynolds Manor/Shortridge			60,000.00		
18-31 Scattered Sites		150,000.00			
18-32 Scattered Sites			150,000.00		
PHA-WIDE Debt Service		607,666.00	607,666.00	607,666.00	607,666.00
PHA-WIDE Operations		500,000.00	500,000.00	500,000.00	500,000.00
PHA-WIDE Management Improve		426,000.00	426,000.00	426,000.00	426,000.00
PHA-WIDE Administration		397,000.00	397,000.00	397,000.00	397,000.00
PHA-WIDE Audit		1,000.00	1,000.00	1,000.00	1,000.00
PHA-WIDE Fees & Costs		200,000.00	200,000.00	200,000.00	200,000.00
PHA-WIDE Site Improvement		100,000.00	100,000.00	22,000.00	93,376.00
PHA-WIDE Dwelling Structures		733,280.00	841,280.00	1,051,280.00	967,904.00
PHA-WIDE Non-Dwelling Structures					
PHA-WIDE Non-Dwelling Equipment					
PHA-WIDE Relocation Costs					
PHA-WIDE Contingency					
CFP Funds Listed for 5-year planning		4,074,699.00	4,074,699.00	4,074,699.00	4,074,699.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: 2008 FFY Grant: 2008 PHA FY: 3/31/2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 3/31/2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement	18-1	Roof Replacement	$168,000.00			
	18-19	Renovation	400,000.00	18-19	Renovation	400,000.00
	18-23	Renovation	391,753.00	18-23	Renovation	391,753.00
				18-30	Exterior Repairs/Seal	60,000.00
	18-31	Roof Replacement	150,000.00			
				18-32	Roof Replacement	150,000.00
	PHA WIDE	Operations	500,000.00	PHA WIDE	Operations	500,000.00
	PHA WIDE	Admin	397,000.00	PHA WIDE	Admin	397,000.00
	PHA WIDE	Audit	1,000.00	PHA WIDE	Audit	1,000.00
	PHA WIDE	Reduce Time To Lease	63,000.00	PHA WIDE	Reduce Time To Lease	63,000.00
	PHA WIDE	Resident Participation	221,500.00	PHA WIDE	Resident Participation	221,500.00
	PHA WIDE	Youth Sports	2,500.00	PHA WIDE	Youth Sports	2,500.00
	PHA WIDE	Security	91,000.00	PHA WIDE	Security	91,000.00
	PHA WIDE	Health/Safety	48,000.00	PHA WIDE	Health/Safety	48,000.00
	PHA WIDE	A & E	200,000.00	PHA WIDE	A & E	200,000.00
	PHA WIDE	Site Work	100,000.00	PHA WIDE	Site Work	100,000.00
	PHA WIDE			PHA WIDE		
	PHA WIDE	Debt Service to Bond	607,666.00	PHA WIDE	Debt Service to Bond	607,666.00
	PHA WIDE	LBP Abate/Rehab	733,280.00	PHA WIDE	LBP Abate/Rehab	841,280.00
	PHA WIDE	Office equipment		PHA WIDE	Office equipment	
	PHA WIDE	Maintenance Equipment		PHA WIDE	Maintenance Equipment	
	PHA WIDE	Automotive Equipment		PHA WIDE	Automotive Equipment	
	PHA WIDE	Relocation		PHA WIDE	Relocation	
		Total CFP Estimated Cost	$ 4,074,699.00			$ 4,074,699.00

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

Activities for Year 1	Activities for Year: 2008 FFY Grant: 2008 PHA FY: 3/31/2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 3/31/2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement						
		Total CFP Estimated Cost	$ -			$ -

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

Activities for Year 1	Activities for Year: 2008 FFY Grant: 2008 PHA FY: 3/31/2008			Activities for Year: 2009 FFY Grant: 2009 PHA FY: 3/31/2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement						
		Total CFP Estimated Cost	$ -			$ -

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

Activities for Year: 2010 FFY Grant: 2010 PHA FY: 3/31/2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 3/31/2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
18-19	Renovation	400,000.00	18-19	Renovation	400,000.00
18-20	Roof Replacement	39,000.00	18-20	Site Work	20,000.00
18-21	Roof Replacement	39,000.00	18-21	Site Work	20,000.00
			18-22	Site Work	50,000.00
18-23	Renovation	391,753.00	18-23	Renovation	391,753.00
PHA WIDE	Operations	500,000.00	PHA WIDE	Operations	500,000.00
PHA WIDE	Admin	397,000.00	PHA WIDE	Admin	397,000.00
PHA WIDE	Audit	1,000.00	PHA WIDE	Audit	1,000.00
PHA WIDE	Reduce Time To Lease	63,000.00	PHA WIDE	Reduce Time To Lease	63,000.00
PHA WIDE	Resident Participation	221,500.00	PHA WIDE	Resident Participation	221,500.00
PHA WIDE	Youth Sports	2,500.00	PHA WIDE	Youth Sports	2,500.00
PHA WIDE	Security	91,000.00	PHA WIDE	Security	91,000.00
PHA WIDE	Health/Safety	48,000.00	PHA WIDE	Health/Safety	48,000.00
PHA WIDE	A & E	200,000.00	PHA WIDE	A & E	200,000.00
PHA WIDE	Site Work	22,000.00	PHA WIDE	Site Work	93,376.00
PHA WIDE			PHA WIDE		
PHA WIDE	Debt Service to Bond	607,666.00	PHA WIDE	Debt Service to Bond	607,666.00
PHA WIDE	LBP Abate/Rehab	1,051,280.00	PHA WIDE	LBP Abate/Rehab	967,904.00
PHA WIDE	Office equipment		PHA WIDE	Office equipment	
PHA WIDE	Maintenance Equipment		PHA WIDE	Maintenance Equipment	
PHA WIDE	Automotive Equipment		PHA WIDE	Automotive Equipment	
PHA WIDE	Relocation		PHA WIDE	Relocation	
	Total CFP Estimated Cost	$ 4,074,699.00			$ 4,074,699.00

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

Activities for Year: 2010 FFY Grant: 2010 PHA FY: 3/31/2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 3/31/2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**

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

Activities for Year: 2010 FFY Grant: 2010 PHA FY: 3/31/2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 3/31/2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**

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Click on the Printer Icon
to "Print"

Macros:

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Macros 52832

Adds a page

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Deletes a page

Del {GOTO}A:L1~{END}{DOWN}{U 55}~{IF @CELLPOINTER("type")="v"}{home}{quit}
{L 11}~/WGPD/wdr{D 55}~/WGPE{u 3}{r 6}~{QUIT}

Macros 52833

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Macros 52834 P2

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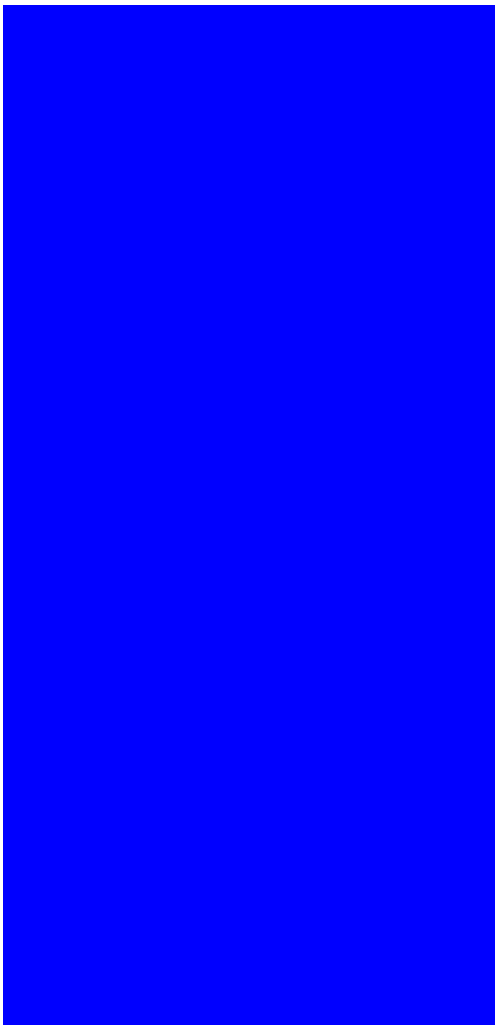

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·:wprq{d 10}~/WGPE{QUIT}

}~:wprq{d 7}{r 1}~/WGPE{QUIT}

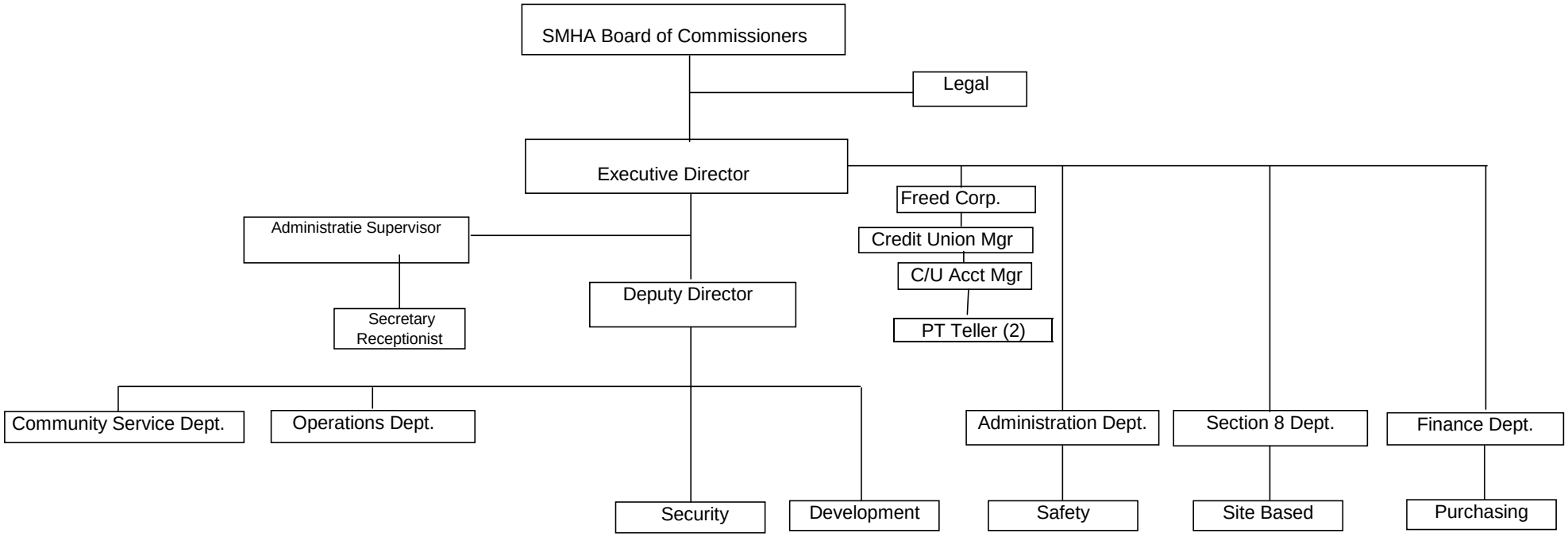
Organizational Chart

Stark Metropolitan Housing Authority

January 16, 2007

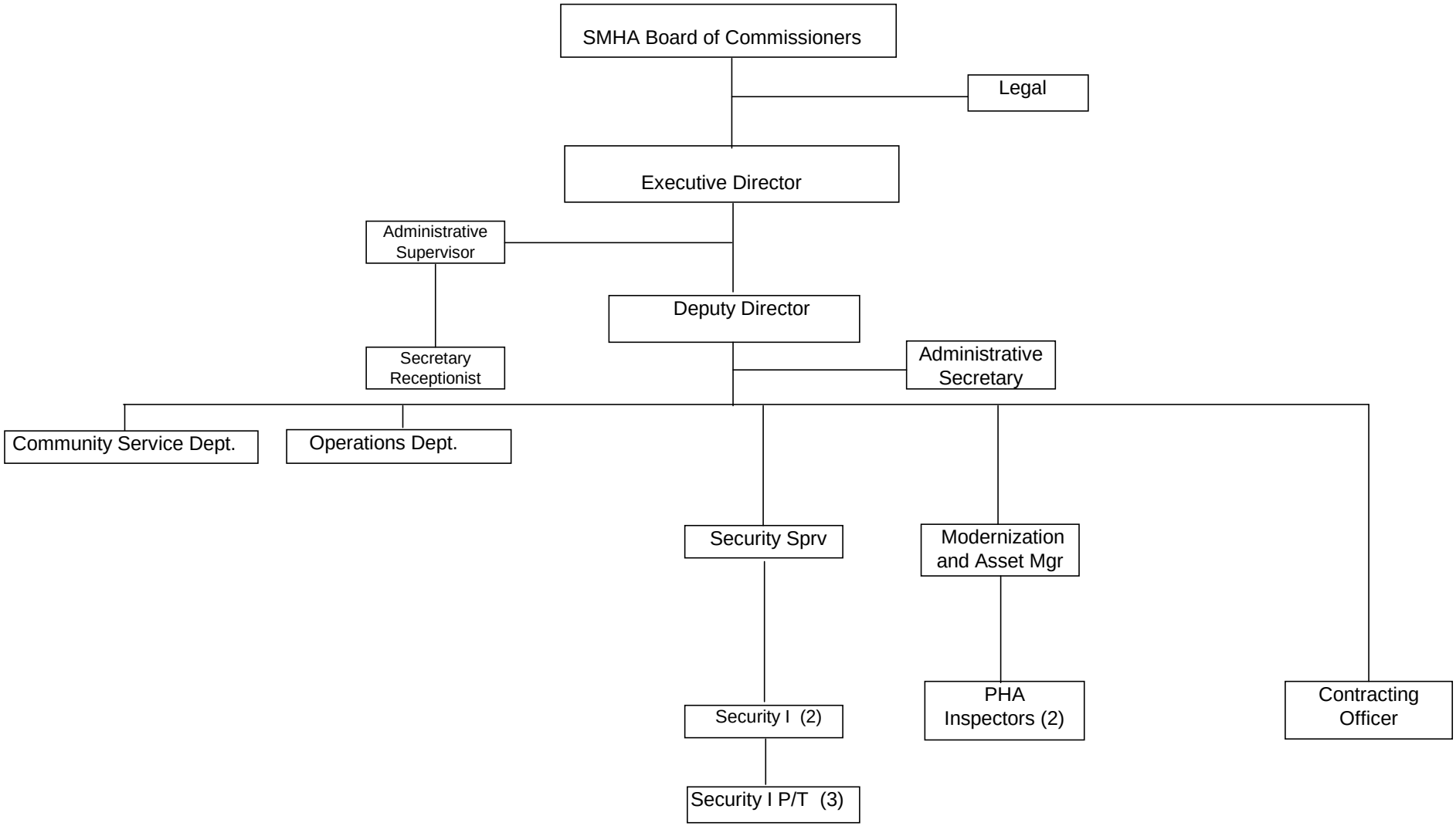
STARK METROPOLITAN HOUSING AUTHORITY

EXECUTIVE ORGANIZATIONAL CHART 2005

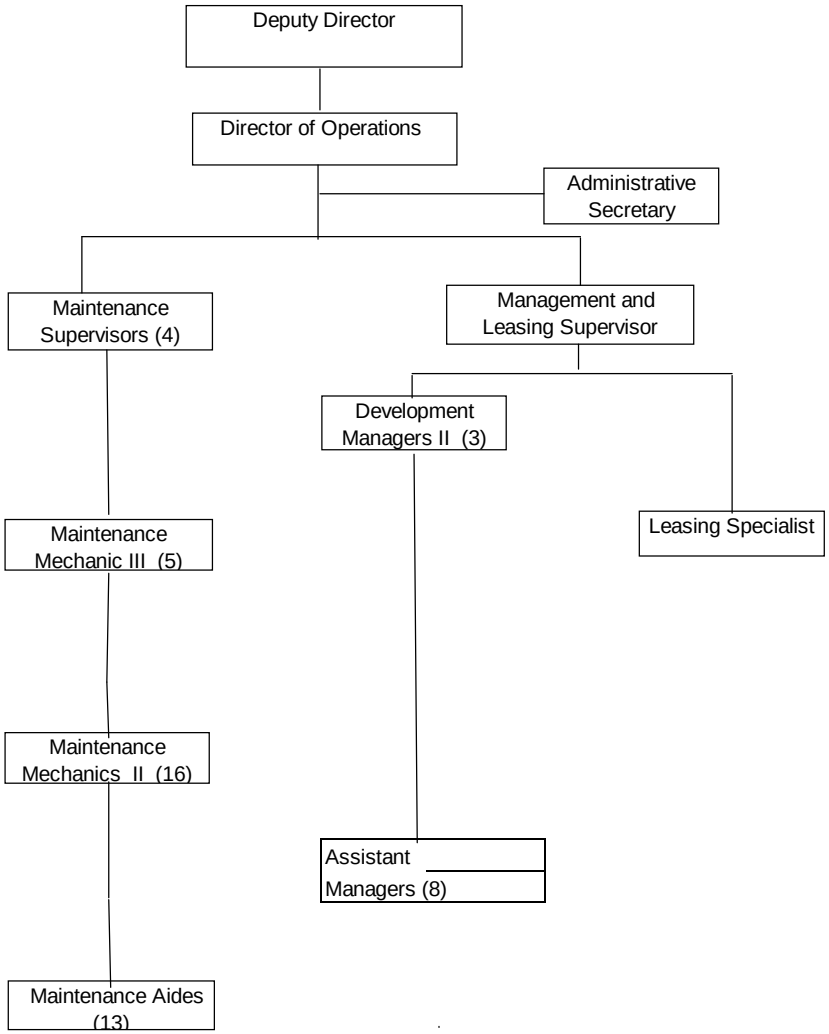


STARK METROPOLITAN HOUSING AUTHORITY

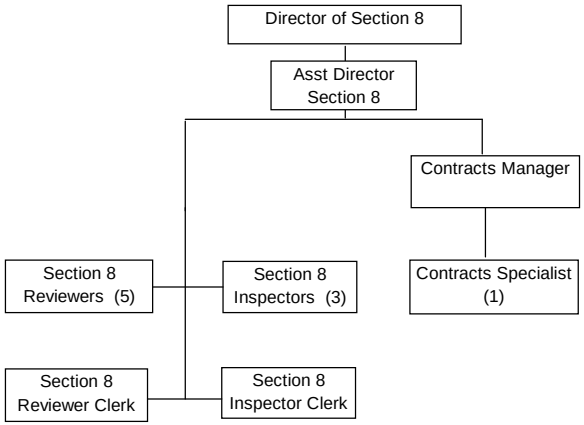
DEPUTY DIRECTOR



OPERATIONS DEPARTMENT



SECTION 8 DEPARTMENT



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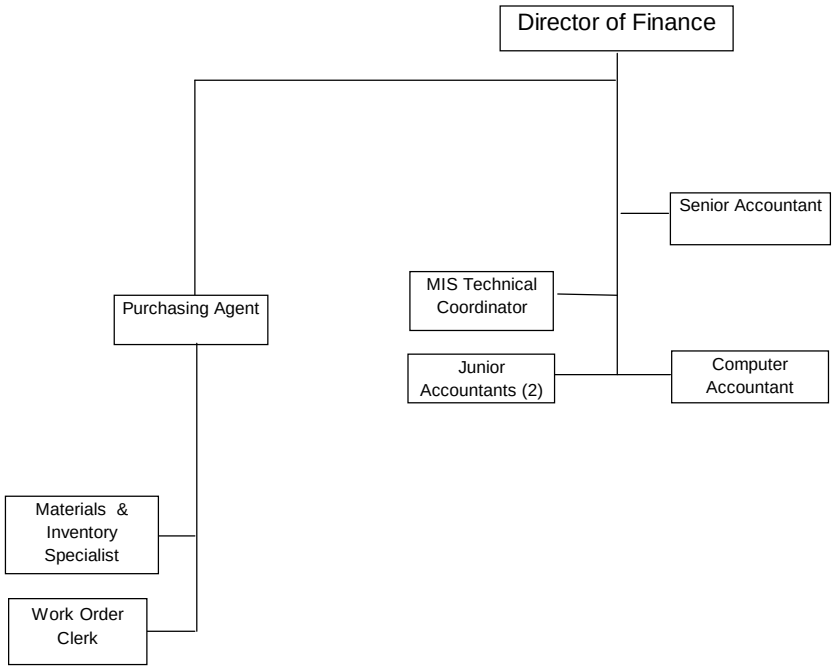
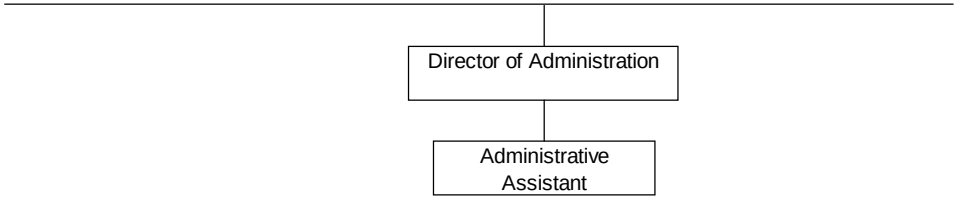
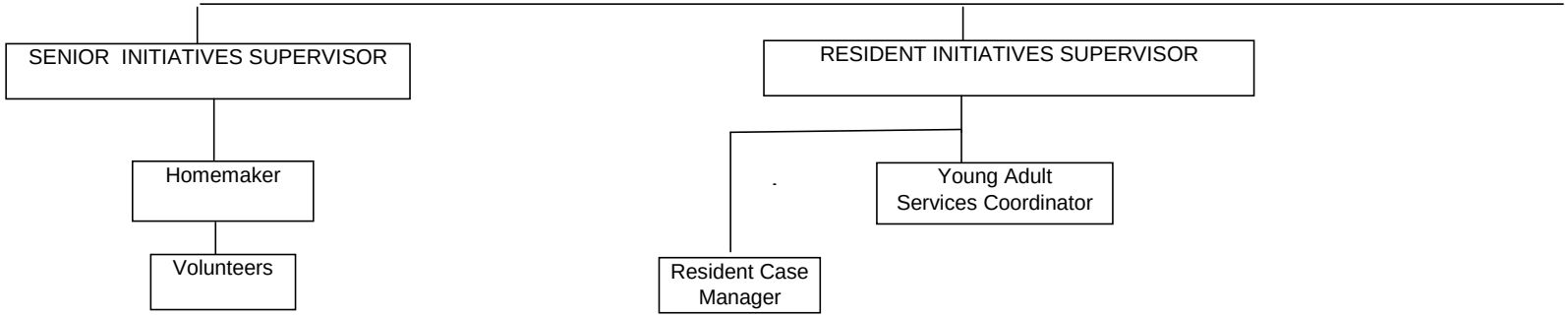


ADMINISTRATION DEPARTMENT



COMMUNITY SERVICES DEPARTMENT



ATTACHMENT E

2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

SECTION 8 HOMEOWNERSHIP PROGRAM
CAPACITY STATEMENT

The Stark MHA has developed a Section 8 homeownership plan.

The plan has provisions requiring participants to do the following:

The buyer must have a down payment of at least 3% of the purchase price of which at least 1% must come from the family's own resources.

The buyer must secure financing that is provided, insured or guaranteed by the state or Federal government; comply with the secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

ATTACHMENT F

2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

COMMUNITY SERVICE REQUIREMENT PLAN

In accordance with HUD Notice PIH 2003-17, the Authority has reinstated the Community Service and Self-Sufficiency requirement. The top priority will be to involve the residents in 8 hours of self-sufficiency activities each month. In lieu of that, work assignments will be developed at the housing authority, volunteer community service, and other activities as defined in the QHWRA.

The authority has a memorandum of understanding with the Stark County Department of Job and Family Services.

ATTACHMENT G

Stark Metropolitan Housing Authority

Pet Rules and Regulations

POLICY

The Stark Metropolitan Housing Authority (SMHA) does comply with Federal regulations and will permit a common household pet in accordance with this policy. Common household pets as authorized by this policy means a domesticated animal such as a dog, cat, fish, birds, and rodents that are traditionally kept in the home for pleasure rather than commercial purposes. Any animals not permitted in residential units by state or local laws may not be kept by SMHA residents, including exotic or wild animal or snakes.

Residents of elderly or designated handicapped units are permitted small birds, caged animals, fish, cats, or dogs. Individuals with a documented disability requiring service animals, not residing in any of the above type units or not meeting other requirements (i.e. size/type of animal) must request specific modifications of this policy.

Residents who own pets under previous policies may continue to have the pets that they currently own. Any time that they request have a new pet, this request must be in compliance with the rule in effect at that time.

I. APPROVAL

A. Criteria

Request for permission to have a pet must be submitted prior to bringing a pet into the unit. The pet owner and the landlord (SMHA) must enter into a “Pet Agreement” (Appendix 2). In addition, the pet owner must provide proof of the pet’s good health and suitability under the standards set forth in these rules and regulations. For dogs and cats, proof must be given (and renewed at the time of resident’s re-examination) of the animal’s licensing and vaccination record, etc. Cats and dogs must be neutered or spayed. Proof of spaying or neutering must also be submitted. If the pet being registered is under-age for spaying and neutering, proof that this procedure has been undertaken must be presented to the authority at a designated time. Cats are required to have front paws declawed. All licenses and tags must be current.

Prior to admittance of a pet into the facility, residents will be required to complete the following forms:

1. Pet Policy Certification (see Appendix 1)
2. Pet Agreement (see Appendix 2)
3. Veterinarian’s Certification (see Appendix 3)

B. Vaccination Requirements

Dogs and cats must have the proper inoculations required by law, and certified by a veterinarian licensed to practice in the State of Ohio.

II. DEFINITIONS

A common household pet is a domesticated animal, including dog, cat, bird, fish or rodent such as a gerbil or hamster.

A “service animal” is an animal which has been trained and certified to provide services to an individual with a disability.

A service animal will be permitted once proper documentation is submitted. However, animal control and veterinary practices will still be enforced.

A “common area” is any area to which all residents have access, and is not under the direct control of any individual resident.

“Management” refers to any employee or representative of the Stark Metropolitan Housing Authority.

III. PET DENSITY

Only one of the following is acceptable.

A. No more than one dog or one cat may be kept in any unit.
B. No more than two, small caged birds may be kept in any unit.
C. An aquarium for fish may not exceed twenty (20) gallons.
D. NO more than two (2) small animals, i.e. mice, gerbil, or hamster or one guinea pig or one rabbit may be kept in any unit. Small animals must be kept in a cage. (Cage sizes outlined in Exhibit B).

IV. SIZE/BREEDS

Cats and dogs shall be limited to small breeds where adult height at the shoulder shall not exceed twelve (15) inches. The size limitations do not apply to service animals.

Pitbulls and rotweilers are prohibited. In all other cases, local ordinances will apply.

V. DAMAGES/PET DEPOSIT

A. The resident is responsible for reasonable expenses incurred by Stark MHA as a result of damages directly attributable to the presence of the pet, including cleaning and related waste removal, the cost of repairs and replacements to the dwelling unit and fumigation of the dwelling unit. If the resident is in occupancy when such costs occur, the resident will be billed for such costs as a current charge. No deposit will be charged for service animals.

B. A pet deposit of $250 will be charged for each dwelling unit where a dog or cat resides. The deposit may be paid as a $50 initial payment, with the remainder to be paid in agreed upon consecutive monthly payments until the $250 is reached. SMHA reserves the right to change this deposit amount at any time, consistent with Federal guidelines.

C. Resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse SMHA for the real cost of any and all damages by his/her pet where they exceed the amount of the pet deposit.

D. Upon move-out, units occupied by a cat or dog will be inspected by the housing manager for any infestation or other damage resulting from the pet. If the unit is found to be infested, the extermination charge will be the responsibility of the pet owner. The pet deposit will be returned at any time the pet no longer resides in the unit, minus any charges for damage caused by the pet. The resident is permitted, and encouraged, to be present for any and all inspections.

VI. PET RULES

A. Dogs and Cats

1. Dogs will not be permitted at the following family housing developments:
   -Jackson-Sherrick
   -Sunset Homes
   -Linwood Acres
   -Mahoning Manor
   -Gage Gardens
   -Ellisdale Homes
   -Willow Homes
   -Underhill Homes
   -Franklin Homes
   -Neal Court
   -Leshdale

2. Dogs and cats shall be quartered within the resident pet owner's unit. When dogs or cats are outside of the unit, they must be kept on a leash no longer than six (6) feet and under control, led by a reasonable person at all times. Under no circumstances

shall any dog or cat be permitted to run loose in any common area. Dogs and cats will not be permitted to be quartered outside of the unit.

3. The unit must be kept free of odors and maintained in a clean and sanitary condition. All animal waste or litter from a cat litter box must be removed daily. Obnoxious odors can cause health problems and will not be tolerated.

   a. Wastes must be placed in a plastic bag, tightly secured and deposited in a trash dumpster. Poorly disposed of waste will not be tolerated. At no time will pet waste be placed in trash chutes or in the unit.

   b. Residents are not permitted to exercise their pet or permit their pet to excrete waste in interior common areas of the development premises.

4. Resident pet owners agree to be responsible for immediately cleaning up any waste, dirt, etc. caused by their pet in a common area. Resident pet owners shall also be responsible for immediately removing and properly disposing of any pet excreta, feces, urine, etc.

5. If management has to remove any pet waste, a twenty five-dollar ($25) charge will be made. Repeated violations (three) will necessitate the owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.

6. When a resident who owns a cat or dog calls in a work order, he/she must inform the work order clerk that he/she owns the pet. The resident is then responsible for securing the pet in the unit, before the staff will complete the work order.

7. SMHA and its staff are not responsible for any action, injuries or damages caused by any resident's pet. A pet is the sole responsibility and liability of the pet owner. ANY PET, WHICH CAUSES BODILY INJURY TO ANY RESIDENT, GUEST OR STAFF MEMBER, SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION. (POSSIBLY PERMANENTLY).

8. Resident pet owners agree to control the noise of their pet such that it does not constitute a nuisance to any residents. Failure to control pet noise may result in the removal of the pet from the premises.

9. No dog or cat shall be left unattended in any unit for longer than twelve (12) hours. All other animals shall not be left unattended for more than twenty-four (24) hours.

10. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for their pets. Pets which appear to be poorly cared for or which are left unattended for longer than limits indicated in #7 above will be reported to the appropriate authority and removed from the premises at the pet owner's expense.

11. The pet owner will submit to the development office the names, addresses and telephone number of two responsible parties (not at the same address) who will care

for the pet if the pet owner, for any reason, is unable to care for the pet. If the person is unable or unwilling to accept the responsibility, the pet owner authorizes management to contact state or local authorities to enter the apartment and remove the pet for a period not to exceed thirty (30) days. SMHA will not be responsible for the well being of the pet or any cost incurred during the thirty (30) day period. If there is no resolution regarding the care of the pet at the end of this period, the pet and the expenses incurred become the sole responsibility of the pet owner.

12. In the event of the death of the pet, it is agreed by the owner that management shall have discretion to dispose of the pet consistent with Federal guidelines if the main caretakers are unwilling to take responsibility, or if written instructions with respect to such disposal are not provided to the development office in advance by the resident. Cost of pet removal and subsequent fees will be charged to the resident. Under no circumstances are pets to be buried or disposed of on the premises or in trash containers or dumpsters.

    a. Information regarding providers of pet disposal services is provided on Exhibit A.

13. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets and/or are easily frightened by such pets. The resident, therefore, agrees to exercise common sense and common courtesy with respect to the other residents' right to peaceful and quiet enjoyment of the premises. If using common laundry facilities, it is strongly recommended that the pet owner run an additional wash cycle and clean out all filters before leaving the wash room.

14. After proper written notification (Appendix 4), management may require the removal of the pet from the premises on a permanent or temporary basis for the following causes:

    a. Excessive pet noise or odor after being advised by management.
    b. Unruly or dangerous behavior.
    c. Excessive damage of the resident's apartment.
    d. Repeated problems with the pet or any infestations.
    e. Failure of the resident to provide for adequate care of his/her pet.
    f. Leaving a pet unattended for more than the allotted time period.
    g. Failure of the resident to provide adequate and appropriate vaccination of the pet.
    h. Tenant's death, serious illness and/or refusal or inability to care for the pet.

    The resident will be given an additional notice to remove the pet that shall contain a brief statement defining the violation of the pet rules, a requirement that the resident must remove the pet within forty-eight (48) hours of the notice and a statement that failure to remove the pet will result in the initiation of termination of the lease agreement.

15. In the event of an emergency, the pet owner gives permission for the removal of the pet from the premises immediately for serious problems including, but not limited to, the following:

    a. Pet becomes vicious.
    b. Pet displays symptoms of serious illness.
    c. Pet demonstrates other behavior that constitutes an immediate threat to the health and safety of a resident, guest, staff member or other authorized person.

16. Pets not owned by the resident are strictly prohibited with the exception of specially trained service animals that assist persons having a disability. These pets are not required to meet the limitations as to size or number. However, all other aspects of these rules and regulations will apply.

17. "Pet sitting" is not permitted for any pet not already within the same development.

18. Residents will not feed or water stray or wild animals.

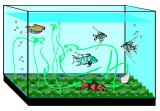
B. Birds

1. Birds must be kept caged within the resident's unit at all times.

2. Cages must be cleaned not less than twice a week. Waste must be disposed of in sealed trash bags and placed in the trash dumpster. Litter cannot be flushed down the toilet.

C. Fish

1. The aquarium shall not exceed twenty (20) gallons and shall be placed on a management-approved stand in a safe location within the unit.



2. Water damage to walls, carpets, flooring or the ceiling of the unit below caused by breakage or spillage of or from the aquarium shall be the responsibility of the tenant who shall be billed for repair costs, as required.

D. Other Animals

1. Animals of the rodent family (i.e. mice, hamsters, gerbils or a guinea pig, or a rabbit) must be kept caged at all times.

2. Cages must be kept clean. A thorough cleaning, not less than twice a week is recommended.

3. Any other issues such as noise, odor and behavior apply the same as for dogs and cats.

VII. NOTIFICATION POLICY

In the event that any pet owner violates these pet rules, management shall provide written notice of such violations as follows (Appendix 4):

A. Creation of a Nuisance

The owner of any pet which creates a nuisance upon the grounds or causes excessive noise, odor or unruly behavior shall be notified of such nuisance in writing by management and shall be given five (5) calendar days to correct such nuisance. Failure to comply may result in requiring the removal of the pet and/or termination of the pet owner's Dwelling Lease.

B. Dangerous Behavior

1. Any pet which physically threatens a resident, guest, staff member or other authorized persons within or on the development grounds shall be considered dangerous. SMHA shall provide written notification to the pet owner of the dangerous behavior and the pet owner shall have five (5) calendar days to correct the animal's behavior. It is the responsibility of the pet owner to correct the violation. Failure to comply may result in the removal of the pet and/or termination of the pet owner's Dwelling Lease. If the resident disagrees, they may request a formal hearing in accordance with the SMHA Grievance Procedure.

2. Any pet which causes physical harm to any resident, guest or other authorized person present upon the development grounds shall be immediately removed from the premises by management with written notice.

VIII. INSPECTION POLICY

A. Management is given permission to enter the pet owner's unit for the purpose of inspecting if a signed written complaint is received by management, or if

management feels conduct or condition of the pet or pet owner warrants same. The inspection will be made during reasonable hours, after proper notice has been given to the pet owner (48 hours' notice). In an emergency situation, entry will be made immediately. Notice will be given to the pet owner at such emergency entry, giving the reason for such entry.

B. PET RULES AND REGULATIONS

AFFIDAVIT

I have read and understand the Pet Rules and Regulations of the Stark Metropolitan Housing Authority and agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet. Where required by management to remove my pet from the premises, I agree to effect such removal and understand that my failure to do so constitutes grounds for eviction.

_____ Unit Number_____
Resident (Print Name)

_____
Address City State Zip

_____
Resident's Signature

_____

The above-named resident read and signed the Pet Rules and Regulations in my presence.

STARK METROPOLITAN HOUSING AUTHORITY

_____ _____
Print Name Signature

_____ _____
Title Date

APPENDIX 1

Pet Policy Certification – Dog/Cat

This document, completely filled out, must be submitted to management before the pet is permitted on the premises.

Name of Owner(s)_____

Address_____

Telephone Number (Work)_____(Home)_____

Pet Description: Name_____

Breed_____

Age_____

When Full-Grown: Weight_____Markings_____

License No._____Tag info:_____

Flea Collar: Yes_____ No_____

Picture of Pet: Yes_____ No_____

If your pet is a cat, has it been declawed? Yes_____ No_____

Veterinarian's Name_____

Address_____

Telephone Number_____

Parties to assume responsibility for pet if you are unable to do so:

(1)Name(s)_____

Address_____

Telephone Number (Work)_____(Home)_____

(2)Name(s)_____

Address_____

Telephone Number (Work)_____(Home)_____

APPENDIX 2
Pet Agreement

The agreement entered into this___ day of _____, 20__, by and between Stark Metropolitan Housing Authority and _____ (Resident). In consideration of their mutual promises, the parties agree as follows:

1. Resident desires and has received permission from SMHA to keep the pet named_____

and described as_____

_____

2. This Agreement is an Addendum to and part of the Dwelling Lease between the SMHA and Resident, executed on _____, 20___. In the event of default by Resident of any of the terms of this Agreement and all succeeding leases, the resident agrees upon proper written notice of default from SMHA, to cure the default, remove the pet or vacate the premises. Resident agrees that SMHA may revoke the permission to keep said pet on the premises by giving Resident proper written notice.

3. As a special deposit for cats and dogs, Resident agrees to pay SMHA the sum of $250, which shall be paid in an initial payment of $_____ and _____ monthly payments of $_____. When the resident vacates the property, SMHA may use this deposit as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said pet. At the termination of this Agreement, any balance shall be refunded to the Resident within thirty (30) days. Resident agrees to pay SMHA for any damages caused by the pet in excess of this deposit and the security deposit on demand by SMHA. Damages, cleaning, etc. that occur while the resident lives in the unit will be billed as current charges.

4. Resident agrees to comply with:
   a. The Pet Policy
   b. All other applicable government laws and regulations such as, but not limited to, licensing, etc.

5. Resident represents that the pet is quiet and housebroken, and will not cause any damage or annoy other residents.

6. Resident agrees that the pet will not be permitted outside the Resident's unit unless restrained by a leash. Use of the grounds or premises of SMHA for sanitary purposes is prohibited.

7. Resident shall not permit the pet to cause any damage, discomfort, annoyance or nuisance, or in any way to inconvenience or cause complaints from any other resident. Any soiling created by the pet shall be immediately cleaned up by the Resident. If management has to remove any waste left by any pet, a twenty-five dollar ($25) charge will be made. Repeated violations (three) will necessitate removal of the pet permanently from the premises for failure to comply and may result in termination of the Dwelling Lease.

8. Resident agrees to remedy any emergency situations involving their pet (e.g. attack by pet on staff members, another resident or a guest) immediately and any nuisance or dangerous behavior within five (5) days.

9. Resident will be financially responsible for any infestation of fleas or other insects that affects his/her own unit or any adjacent unit as a result of his/her pet.

10. Any pet left unattended for twelve (12) hours or more or whose health is jeopardized due to mistreatment or inappropriate care will be removed. The pet owner will be reported to the appropriately deemed authority to remove the pet at the expense of the Resident.

11. Resident agrees to maintain their pet in a healthy condition and to update the Veterinarian's Certification (Appendix 3) at the time of the annual re-examination.

12. Resident agrees that SMHA is in no way responsible nor liable for any action, injuries or damages caused by the resident's pet. A pet is the sole responsibility and liability of the pet owner. Nor is SMHA responsible for the safekeeping or well- being of the pet.

13. Resident has read and agrees to comply with this Pet Policy and agrees to comply with any rules and regulations that may be reasonably adopted in the future.

_____
SMHA

_____
Resident

_____
Resident

_____
Date

APPENDIX 3

Veterinarian's Certification

Attach Photo of Pet

Pet Owner's Name_____

Veterinarian's Name_____

Address_____

Telephone Number _____

ANIMAL TYPE_____

BREED: _____ COLOR: _____

AGE: _____ WEIGHT: _____

MARKING: _____ LICENSE NO. _____

ISSUED: _____

TREATMENT:		DATE
	Parvovirus	_____
	Distemper	_____
	Rabie	_____
	Heartworm	_____
	Spay/Neuter	_____
	Other	_____

COMMENTS: _____

_____

_____

Next routine office visit: Purpose:

_____

_____ _____

Veterinarian's Signature Date

APPENDIX 4

Pet Policy Rules Violation Notice

Date: _____

Time: (If delivered) _____ A.M./P.M.

To: _____

Name of Resident: _____
Street Address: _____
City, State, Zip Code: _____

Pet Name or Type: _____

This notice hereby informs you of the following pet rule violation:

_____

_____

_____

Factual Basis for Determination of Violation:
_____

_____

_____

_____

As the pet owner, you have five (5) calendar days from the date shown on this notice (date notice delivered or mailed) in which to correct the violation or make a written request for a meeting to discuss the violation.

As the pet owner, you are entitled to be accompanied by another person of your choice at the meeting.

Failure to correct the violation, to request a meeting, or to appear at the requested meeting may result in initiation of procedures to terminate your tenancy.

_____
SMHA Representative

EXHIBIT A
Pet Disposal Service Providers

- Check with your veterinarian on the service provider they use, options, pricing, and location.

- Stark County Humane Society
  5100 Peach Street N.E.
  (330) 453-5529
  Drop off pet (dog or cat), price depends on size, below based on 25 lb. pet
  $25.00 fee without ashes
  $75.00 fee with ashes returned

- Stark County Animal Control – Dog Warden
  1701 Mahoning Road N.E.
  (330) 451-2343
  Drop off dogs only - $20.00 fee for disposal
  Pick up dogs only - $30.00 fee for disposal

- Boston Hills Pet Memorial Park
  7005 Walters Road
  Hudson, Ohio
  (330) 653-6457

  Inform veterinarian of service provider and option, drop off pet to veterinarian and payfee. Pick up fee determined by service area. Service choices are communal burial or cremation with price varying according to pet size (approx. $45 for small pet and $80 for large pets)

- Woodside Pet Cemetery Inc.
  6450 Shepler Church Ave.
  (330) 484-1997

  Dedicated land endowment care fund/caskets/headstones/urns/individual burials/individual cremations – all dependent on pet size
  21” length approx. $296.33 for burial service

- **UNDER NO CIRCUMSTANCES ARE PETS TO BE BURIED OR DISPOSED OF ON THE PREMISES OR TRASH CONTAINERS OR DUMPSTER.**

EXHIBIT B
Small Animal Cage Information

Mice: 12” starter kit - $30

Gerbils/Hamsters: 16”x12”x12” starter kit -$35
16”x24” 2 story - $45
single (13”x10”x8”), 2 (13”x14”x10”), or 3 (13”x21”x10”) story range $16-27

All of the above need lids and can be put into 10 gal. (20”x10 ¼”x12”) tanks

Guinea Pig: 2’x2’x2’ space recommended and flat bottom
24” or 36” $45

Rabbit: grated bottom
24” or 30” $34.99-50
30” starter kit $50-60
25”x16”x15” starter kit $58.70

ATTACHMENT H

2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

PROGRESS REPORT

Planning area I – Increase the availability of decent, safe and affordable housing in the community

A. Create the capacity to develop and operate a range of housing programs.

The nonprofit, Freed Housing Corp. is fully established and operational. The development of a long-range plan is in process.

B. Develop 25 units of scattered site, rental properties for individuals and families

No activities have taken place regarding this objective. We are continuing to explore potential funding sources.

C. Develop 25 rental units for elderly persons

The housing authority, Freed Corp. and Lake Twp. Senior Center were funded to develop 28 units of elderly housing under the Section 202 Supportive Housing for the Elderly grant program. Construction began in Fall 2005 and will be completed in November 2006. The housing authority completed construction of an additional 13 units of public housing at Constitution Hall in Louisville in the Fall of 2005 and the units are fully occupied.

D. Create 25 units for homeownership

The housing authority in conjunction with its non-profit affiliate and local governments continues to use HOME funds and the HUD $1 house program to develop units for affordable homeownership. During the past year, 5 homes were completed and there are 10 planned for the upcoming year.

E. Complete construction of projects that are already funded

The 13 units of public housing at Constitution Hall in Louisville, Ohio were completed in November 2005. Construction of 28 units of assisted housing in Lake Township under the Section 202 Supportive Housing for the Elderly program will be completed in November 2006.

F. Participate in the revitalization of neighborhoods in the county's urban centers

The Freed Housing Corporation (FHC) has received HOME funds from the City of Canton to participate in the revitalization of the Summit neighborhood in Canton. This project is on going. Freed Housing submitted an application for HOME funds with the City of Canton to participate in their neighborhood revitalization program, but was not selected. FHC will continue to pursue these types of opportunities as they become available.

G. Obtain rental assistance for 10 homeless households and/or persons with disabilities

The housing authority director has participated with the formation and the strategic planning strategy for the Stark County Interagency Council on Homelessness. We continue to renew funds and administer programs through the continuum of care process. No specific new units were obtained during the past year.

H. Preserve other affordable housing in the community

No initiatives have taken place in this area. We continue to improve the condition and management of Washington Town Homes and Hillview Apartments that were acquired previously.

Planning area II – Ensure Equal Opportunity in Housing for All Americans

A. Increase public and corporate awareness

The Executive Director and Deputy Director will assume the responsibility of public relations and public information activities. Time is allotted to participate in events and activities that increase interaction with community leaders. A positive relationship has been established with the press that has resulted in coverage of major projects.

B. 10% Increase in use of Tenant Based Assistance in areas where incomes are above 50% of median

In the process of evaluating underutilization of vouchers, the Section 8 Director has taken steps to increase occupancy in nontraditional, higher income areas.

C. Deconcentration in public housing developments

The authority has completed its assessment and is implementing policies to correct deficiencies. Due to economic trends in the community and the composition of the SMHA waiting list, we have not reached this goal to date. In addition, higher income residents have been successful in moving to the private market and in purchasing homes.

Planning Area III – Promote Self Sufficiency and asset development of families and individuals

A. Increase the number of employed residents by 10%

The tenant selection policies that support education and work have been implemented. The authority was successful in applying for additional funding from the ROSS grant to continue the REAP program. The community service requirement plan has been revised and implemented.

C. Participation in an IDA program

No action has been taken on this goal to date.

D. Increase the capacity of the SMHA Credit Union

The membership at the credit union continues to grow. The credit union board developed a strategic plan to promote growth, self- sufficiency and improved service. They are in the process of implementing the strategies identified in the plan.

Planning Area IV – Improve the quality of life and economic viability

A. Improve physical condition of SMHA units

The physical assessment of the units is ongoing. The authority has submitted an application to participate in the Capital Fund Finance Program to secure bonds for work needed at Plaza Terrace, Hart Apartments and Lincoln Apartments. The REAC inspections for this year are still in process. The application for the disposition of the property on Mahoning Rd. N.E., and Guy Mack Homes has been submitted and is pending HUD approval.

B. Increase level of elderly satisfaction

The revision to the Admissions and Occupancy Policy for the preference for those 50 and over was implemented. An application was made again for the ROSS Elderly grant and we are waiting for the results. Specifications have been written for the work at Plaza Terrace, Hart Apartments and Lincoln Apartments. The application for bonds to pay for this work through the Capital Fund Finance Program has been submitted and is pending HUD approval.

C. Improve/enhance security at SMHA developments

Limited resources have prevented progress on this goal. The off-duty police patrols in the Canton area were increased. The Executive Director and board members met with the Mayors of Canton and Massillon to discuss security issues. Resident meetings were conducted at several of the sites to discuss security issues, request that residents assist in the effort and discuss the development of crime watch programs.

D. Increase the economic viability of SMHA

Policies to promote resident employment and training are in place. The collection of debts owed by previous residents has improved. A minimum rent was implemented for the public housing program. The agency is working to implement asset based management and project based accounting beginning April 2007.

E. Improve Employee Performance

Staff training is ongoing. An enhanced quality control program was successful in improving compliance with HUD regulations. The employee handbook was revised and implemented in 2006.

F. Develop the Canton Senior Center

Steps were taken to secure the necessary funding for this project. Construction has started and will be complete by summer of 2007.

G. Develop other community centers

No additional work has been completed for this goal.

ATTACHMENT I

2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

RESIDENT BOARD MEMBERS AND RESIDENT ADVISORY BOARD

The resident board member is Linda Bell. She served as the resident representative to the Board starting in September 1998. She was then appointed as a voting member of the Board effective February 1, 2000. Ms. Bell has been a resident of the public housing program since 1977. She worked at the authority in the Energy Department in a jobs work experience placement with the Department of Human Services for several years and has since secured employment at a local social service agency. (Elected Vice-President of SMHA Board of Commissioners – October 24, 2002, and Chairman on October 28, 2004.)

Resident Advisory Board-Membership List

OFFICERS:

Betty Jackson	President
Mark Stevenson	Vice President
Marion Holly	Secretary
Janet Foster	Treasurer
William Jeter, Jr.	Communications Committee Chair
Michelle Huber	Refreshments Committee
Betty Jackson	Recruiting Chair
Carol Conn	Office Clerk
Carol Conn	Sunshine Committee Chair
Carol Conn	Planning Committee
Mark Stevenson	By-Laws Committee
Mark Stevenson	Web Site Committee

MEMBERS AT LARGE:

Armstrong,	Mable	Duplain,	Madeline	Ledford,	Deba	Sampsel,	Jean
Beal,	Maryann	Edmandson,	Charles	Leech,	Darnella	Sanford,	Kyles
Blackmer,	John	Erskin,	Melissa	Limmerman,	Sally	Sposa,	Cathy
Both,	Lena	Ferguson,	Lois	Lowe,	Bethany	Stevenson,	Charity
Boyd,	Kathleen	Fogle,	Randy	Martin,	Mary	Stevenson,	Christina
Boyd,	Mary	Fontes,	Mary	Maxwell,	Juanita	Stevenson,	Diana
Briston,	Marquita	Gamba,	Deb	McMeans,	Pauline	Stevenson,	Goergia
Brodzenski,	Delores	Gordon,	Kathy	Miles,	Mary	Stevenson,	Jonathan
Brown, Carolyn	Sue	Hamler,	Stephanie	Mohler,	Margaret	Stokes,	Bessie
Chapman,	Mark	Heard,	Emmanuel	Morrison,	Pauline	Tayler,	Linda
Clark,	Ira Jean	Jackson,	Hazel	Morrow,	Linda	Taylor,	Barry
Cooper,	Estel	Jenkin,	Cleopatra	Parker,	Lillian	Taylor,	Linda
Craighead,	Nacy	Johnson,	Linda	Pinkney,	Phillip	Wafler,	Dorothy
Crews,	Isaac	Kalliker,	Helen	Popa,	Mike	Williams,	Amber
Davis,	Velma	Knight,	Darlene	Popa,	Tina	Williams,	Delores
Delong,	Marlene	Kutz,	Sue	Reed,	Terri	Wissman,	William
Donaldson,	Jane	Larenzano,	Amy	Reel,	Sarah	Wright,	Arnethia
Donant,	Betty	Larson,	Amanda	Riley,	Diana	Wright,	Carl

ATTACHMENT J

In accordance with the requirements contained in HUD Final Rule to Deconcentrate Poverty and Promote Integration in Public Housing (December 22, 2001(65 FR 81214)) the following was prepared.

Dev #	Former Average Income	Current Income	% Change	Below
1	$ 5,852	$ 6,484	+ 11%	X
2	$ 5,296	$ 6,303	+ 19%	X
3	Elderly/Disabled 602.2(b)(2)(ii) exemption			
4	$ 8,183	$6,940	- 15%	X
6	Elderly/Disabled 603.2(b)(2)(ii) exemption			
7	Elderly/Disabled 603.2(b)(2)(ii) exemption			
8	$ 6,112	$ 6,427	+ 5%	X
9	Elderly/Disabled 603.2(b)(2)(ii) exemption			
10	$ 9,417	$ 7,817	- 17%	
11	$ 7,915	$ 8,747	+ 11%	
12	Elderly/Disabled 603.2(b)(2)(ii) exemption			
13	$ 6,796	$ 7,961	+ 17%	
14	$ 9,291	$10,009	+ 8%	
15	Elderly/Disabled 603.2(b)(2)(ii) exemption			
16	Elderly/Disabled 603.2(b)(2)(ii) exemption			
18	Small Development justification 903.2(c)(1)(iv)(C)			
19	Scattered Site justification 903.2(c)(1)(iv)(C)			
20	Scattered Site justification 903.2(c)(1)(iv)(C)			
21	Scattered Site justification 903.2(c)(1)(iv)(C)			
22	Scattered Site justification 903.2(c)(1)(iv)(C)			
23	Scattered Site justification 903.2(c)(1)(iv)(C)			
24	Scattered Site justification 903.2(c)(1)(iv)(C)			
25	Scattered Site justification 903.2(c)(1)(iv)(C)			
26	Elderly/Disabled 603.2(b)(2)(ii) exemption			
27	Elderly/Disabled 603.2(b)(2)(ii) exemption			
28	Scattered Site justification 903.2(c)(1)(iv)(C)			
29	Scattered Site justification 903.2(c)(1)(iv)(C)			
30	Elderly/Disabled 603.2(b)(2)(ii) exemption			
31	Scattered Site justification 903.2(c)(1)iv)(C)			
36	Scattered Site justification 903.2(c)(1)(iv)(C)			
39	Scattered Site justification 903.2(c)(1)(iv)(C)			
46	Elderly/Disabled 603.2(b)(2)(ii) exemption			

Upper Established Income Range (EIR) = 115% x $ 9,168 = $ 10,543

Lower Established IncomeRange (EIR) = 85% x $ 9,168 = $ 7,792

Average Change = -11.6%

In developments having an average income outside the EIR and not exempt or justified in the rule, SMHA has implemented the following actions:

1) ACOP changed to include preferences for working families;
2) ACOP changed to include preferences for families whose adult members are enrolled in educational, training, or upward mobility programs;
3) Working in partnership with job training, education, and supportive service agencies, facilitate activities that promote employability and employment;
4) Targeted investment and capital improvements.

These actions are consistent with the strategies identified in SMHA Annual Plan.

ATTACHMENT K

2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

VOLUNTARY CONVERSION ASSESSMENT

As per the requirements set forth in Voluntary Conversion of Developments, 24 CFR Part 972, Final Rule 6-22-01, Stark MHA is required to certify, based upon review, whether the conversion of PHA developments from site-based assistance to tenant-based assistance is an appropriate action for the authority to take. The authority has done an assessment of all of our properties by reviewing occupancy rates, appraised values and PHAS scores for physical inspections. Based upon this information, Stark MHA certifies that none of our public housing properties are appropriate for conversion at this time.

ATTACHMENT L

SECTION 8 PHA PROJECT-BASED VOUCHERS

The Stark MHA solicited proposals in 2002 with the intention of project-basing a total of fifty (50) vouchers. SMHA received 3 proposals and we were prepared to implement all of them. However, all three locations were in high poverty areas and required waivers before they could be implemented. One of the three nonprofits applied for the waiver and the request was denied. We are currently at full occupancy on the voucher program. We will not be soliciting any proposals this year.

ATTACHMENT M
2007 ANNUAL PLAN
STARK METROPOLITAN HOUSING AUTHORITY
OH018

VIOLENCE AGAINST WOMEN ACT (VAWA)

The Stark Metropolitan Housing Authority has traditionally had policies that mirrored the underlying premises of the VAWA. Even so, the agency has taken the following steps to implement the requirements:

-The processes to revise the Section 8 Administrative plan and the Public Housing Admissions and Continued Occupancy Plan have been initiated.
-Internal forms have been developed to certify the status of victims for use until HUD issues a form.
-Residents of all programs will receive notification of the law at their annual recertification and they will be asked to sign to verify receipt of the information.
-All Section 8 landlords have been sent written notification regarding the law. It was also discussed at the annual landlord meeting by a local attorney from Legal Aid.
-Staff has knowledge of available programs in the community and will continue to make referrals.
-One of the housing authority staff serves on the Stark County Domestic Violence Collaborative

During the plan year, Stark MHA will conduct staff training to educate staff about making referrals for services for victims. Several educational programs and the distribution of information will also be completed to educate residents regarding this issue.

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No:	**OH12P01850104**	**2004**
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no. **2**)

☑ Performance and Evaluation Report for Program Year Ending **9/30/2006** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	645,405.00	645,405.00	645,405.00	645,405.00
3	1408 Management Improvements	675,726.51	675,726.51	675,726.51	675,726.51
4	1410 Administration	408,211.00	408,211.00	408,211.00	408,211.00
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	515,794.75	515,794.75	515,794.75	515,794.75
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	95,039.99	95,039.99	95,039.99	37,447.39
10	1460 Dwelling Structures	1,638,178.17	1,638,178.17	1,638,178.17	1,638,178.17
11	1465.1 Dwelling Equipment - Nonexpendable	52,569.00	52,569.00	52,569.00	52,569.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	1,495.00	1,495.00	1,495.00	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	3,479.58	3,479.58	3,479.58	3,479.58
18	1499 Development Activities	690,621.00	690,621.00	690,621.00	690,621.00
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 4,727,520.00	$ 4,727,520.00	$ 4,727,520.00	$ 4,668,432.40
22	Amount of line 21 Related to LBP Activities			-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs			-	-
25	Amount of line 21 Related to Security - Hard Costs			-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: **OH12P01850104** Replacement Housing Factor Grant	**2004**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
18-7	Replace Heating System Waterlines	1460.00		221,273.96	221,273.96	221,273.96	221,273.96	COMPLETED
18-9	Geothermal	1460.00		372,307.77	372,307.77	372,307.77	372,307.77	COMPLETED
18-9	Geothermal Interest	1430.00		19,583.39	19,583.39	19,583.39	19,583.39	COMPLETED
18-10	Ellisdale Storm Drainage	1450.00		57,592.60	57,592.60	57,592.60		
18-12	Replace Hot Water Supply	1460.00						
18-12	Building Exterior	1460.00						
18-15	Building Exterior	1460.00						
18-16	Building Exterior	1460.00						
18-16	Roof Replacement	1460.00		42,811.52	42,811.52	42,811.52	42,811.52	COMPLETED
18-27/46	Replacement Housing	1499.00		690,621.00	690,621.00	690,621.00	690,621.00	COMPLETED
PHA-WIDE	Operations	1406.00		645,405.00	645,405.00	645,405.00	645,405.00	COMPLETED
PHA-WIDE	Reduce Time To Lease Units	1408.00		38,619.00	38,619.00	38,619.00	38,619.00	COMPLETED
PHA-WIDE	Inventory/Work Orders	1408.00			-			
PHA-WIDE	Resident Participation	1408.00		292,149.25	292,149.25	292,149.25	292,149.25	COMPLETED
PHA-WIDE	Youth Sports	1408.00		92,879.26	92,879.26	92,879.26	92,879.26	COMPLETED
PHA-WIDE	Security	1408.00		224,552.00	224,552.00	224,552.00	224,552.00	COMPLETED
PHA-WIDE	Health/Safety	1408.00		27,527.00	27,527.00	27,527.00	27,527.00	COMPLETED
PHA-WIDE	Family Advocacy	1408.00			-			
PHA-WIDE	Salaries & Fringes	1410.00		408,211.00	408,211.00	408,211.00	408,211.00	COMPLETED
PHA-WIDE	Audit	1411.00		1,000.00	1,000.00	1,000.00	1,000.00	COMPLETED
PHA-WIDE	Architect/Engineer Fees	1430.00		496,211.36	496,211.36	496,211.36	496,211.36	COMPLETED
PHA-WIDE	Site Work	1450.00		37,447.39	37,447.39	37,447.39	37,447.39	COMPLETED
PHA-WIDE	LBP Abatement/Rehab	1460.00		1,001,784.92	1,001,784.92	1,001,784.92	1,001,784.92	COMPLETED
PHA-WIDE	Dwelling Equipment	1465.10		52,569.00	52,569.00	52,569.00	52,569.00	COMPLETED
PHA-WIDE	Maintenance Equipment	1475.00						
PHA-WIDE	Office Equipment	1475.00		1,495.00	1,495.00	1,495.00		
PHA-WIDE	Automotive Equipment	1475.00						
PHA-WIDE	Relocation	1495.10		3,479.58	3,479.58	3,479.58	3,479.58	COMPLETED
PHA-WIDE	Contingency	1502.00						

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: OH12P01850104 Replacement Housing Factor Grant No:	2004

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
18-7	9/7/2006		3/31/2005	9/7/2008		6/30/2006	
18-9	9/7/2006		12/31/2004	9/7/2008		6/30/2005	
18-10	9/7/2006		9/7/2006	9/7/2008			
18-16	9/7/2006		12/31/2004	9/7/2008		12/31/2004	
18-27	9/7/2006		3/31/2005	9/7/2008		9/30/2006	
PHA WIDE	9/7/2006		9/7/2006	9/7/2008			

Actual Comprehensive Grant Cost Certificate

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
Stark Metropolitan Housing Authority	**OH12P01850104**
	FFY of Grant Approval **2004**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	**$ 4,727,520.00**
B. Revised Funds Approved	**4,727,520.00**
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	**4,668,432.40**
E. Amount to be Recaptured (A-D)	
F. Excess of Funds Advanced (C-D)	**$ (4,668,432.40)**

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729

Signature	Date
X	**1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)

ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Stark Metropolitan Housing Authority	**OH12P01850104**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$	**4,727,520.00**
B. Funds Disbursed	$	**4,668,432.40**
C. Funds Expended (Actual Modernization Cost)	$	**4,668,432.40**
D. Amount to be Recaptured (A - C)	$	**59,087.60**
E. Excess of Funds Disbursed (B - C)	$	**-**

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X **1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	221,273.96	221,273.96	221,273.96	221,273.96	1406	645,405.00
1460	372,307.77	372,307.77	372,307.77	372,307.77	ACCT	
1430	19,583.39	19,583.39	19,583.39	19,583.39	1408	675,726.51
1450	57,592.60	57,592.60	57,592.60	0.00	ACCT	
1460			0.00	0.00	1410	408,211.00
1460			0.00	0.00	ACCT	
1460			0.00	0.00	1411	1,000.00
1460					ACCT	
1460	42,811.52	42,811.52	42,811.52	42,811.52	1415	0.00
1499	690,621.00	690,621.00	690,621.00	690,621.00	ACCT	
#VALUE!			0.00	0.00	1430	515,794.75
1406	645,405.00	645,405.00	645,405.00	645,405.00	ACCT	
1408	38,619.00	38,619.00	38,619.00	38,619.00	1440	0.00
1408		0.00		0.00	ACCT	
1408	292,149.25	292,149.25	292,149.25	292,149.25	1450	95,039.99
1408	92,879.26	92,879.26	92,879.26	92,879.26	ACCT	
1408	224,552.00	224,552.00	224,552.00	224,552.00	1460	##########
1408	27,527.00	27,527.00	27,527.00	27,527.00	ACCT	
1408		0.00		0.00	1465	52,569.00
1410	408,211.00	408,211.00	408,211.00	408,211.00	ACCT	
1411	1,000.00	1,000.00	1,000.00	1,000.00	1470	0.00
1430	496,211.36	496,211.36	496,211.36	496,211.36	ACCT	
1450	37,447.39	37,447.39	37,447.39	37,447.39	1475	1,495.00
1460	##########	##########	##########	##########	ACCT	
1465	52,569.00	52,569.00	52,569.00	52,569.00	1485	0.00
1475					ACCT	
1475	1,495.00	1,495.00	1,495.00		1490	0.00
1475			0.00	0.00	ACCT	
1495	3,479.58	3,479.58	3,479.58	3,479.58	1492	0.00
1502				0.00	ACCT	
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
645,405.00	645,405.00	645,405.00	1406.00	645,405.00	645,405.00	645,405.00
			1408.00	675,726.51	675,726.51	675,726.51
675,726.51	675,726.51	675,726.51	1410.00	408,211.00	408,211.00	408,211.00
			1411.00	1,000.00	1,000.00	1,000.00
408,211.00	408,211.00	408,211.00	1415.00	0.00	0.00	0.00
			1430.00	515,794.75	515,794.75	515,794.75
1,000.00	1,000.00	1,000.00	1440.00	0.00	0.00	0.00
			1450.00	95,039.99	95,039.99	95,039.99
0.00	0.00	0.00	1460.00	##########	##########	##########
			1465.10	52,569.00	52,569.00	52,569.00
515,794.75	515,794.75	515,794.75	1470.00	0.00	0.00	0.00
			1475.00	1,495.00	1,495.00	1,495.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
95,039.99	95,039.99	37,447.39	1492.00	0.00	0.00	0.00
			1495.10	3,479.58	3,479.58	3,479.58
##########	##########	##########	1499.00	690,621.00	690,621.00	690,621.00
			1501.00	0.00	0.00	0.00
52,569.00	52,569.00	52,569.00	1502.00	0.00	0.00	0.00
0.00	0.00	0.00				
1,495.00	1,495.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
3,479.58	3,479.58	3,479.58				
690,621.00	690,621.00	690,621.00				
0.00	0.00	0.00				

0.00	0.00	0.00

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No:	**OH12P01850105**	**2005**
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no. **2**)

☑ Performance and Evaluation Report for Program Year Ending **9/30/2006** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	500,000.00	500,000.00	500,000.00	500,000.00
3	1408 Management Improvements	575,658.00	575,658.00	573,330.00	554,004.34
4	1410 Administration	452,630.00	452,630.00	452,630.00	452,630.00
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	372,000.00	372,000.00	372,000.00	372,000.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	50,000.00	50,000.00	50,000.00	50,000.00
10	1460 Dwelling Structures	836,468.20	836,468.20	794,698.20	794,698.20
11	1465.1 Dwelling Equipment - Nonexpendable	14,415.80	14,415.80	14,415.80	14,415.80
12	1470 Nondwelling Structures	1,718,765.00	1,718,765.00	1,718,765.00	1,718,765.00
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	5,364.00	5,364.00	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 4,526,301.00	$ 4,526,301.00	$ 4,476,839.00	$ 4,457,513.34
22	Amount of line 21 Related to LBP Activities			-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs			-	-
25	Amount of line 21 Related to Security - Hard Costs			-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: **OH12P01850105** Replacement Housing Factor Grant	**2005**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
18-7	Roof Replacement	1460.00		95,000.00	95,000.00	63,230.00	63,230.00	Completed
18-8	Replace Storm Doors @ Linwood	1460.00		10,000.00	10,000.00			
18-9	Canton Senior Center	1470.00		1,718,765.00	1,718,765.00	1,718,765.00	1,718,765.00	Completed
PHA-WIDE	Operations	1406.00		500,000.00	500,000.00	500,000.00	500,000.00	Completed
PHA-WIDE	Reduce Time To Lease Units	1408.00		53,773.00	53,773.00	53,773.00	53,773.00	Completed
PHA-WIDE								
PHA-WIDE	Resident Participation	1408.00		292,399.00	292,399.00	292,399.00	273,073.34	Completed
PHA-WIDE	Youth Sports	1408.00		2,328.00	2,328.00			
PHA-WIDE	Security	1408.00		158,606.00	158,606.00	158,606.00	158,606.00	Completed
PHA-WIDE	Health/Safety	1408.00		68,552.00	68,552.00	68,552.00	68,552.00	Completed
PHA-WIDE								
PHA-WIDE	Salaries & Fringes	1410.00		452,630.00	452,630.00	452,630.00	452,630.00	Completed
PHA-WIDE	Audit	1411.00		1,000.00	1,000.00	1,000.00	1,000.00	Completed
PHA-WIDE	Architect/Engineer Fees	1430.00		372,000.00	372,000.00	372,000.00	372,000.00	Completed
PHA-WIDE	Site Work	1450.00		50,000.00	50,000.00	50,000.00	50,000.00	Completed
PHA-WIDE	LBP Abatement/Rehab	1460.00		731,468.20	731,468.20	731,468.20	731,468.20	Completed
PHA-WIDE	Dwelling Equipment	1465.10		14,415.80	14,415.80	14,415.80	14,415.80	Completed
PHA-WIDE	Maintenance Equipment	1475.00						
PHA-WIDE	Office Equipment	1475.00						
PHA-WIDE	Automotive Equipment	1475.00						
PHA-WIDE	Relocation	1495.10		5,364.00	5,364.00			
PHA-WIDE	Contingency	1502.00						

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: OH12P01850105 Replacement Housing Factor Grant No:	2005

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
18-7	9/30/2007		12/31/2005	9/30/2009		6/30/2006	
18-8	9/30/2007			9/30/2009			
18-9	9/30/2007		12/31/2005	9/30/2009		6/30/2006	
PHA WIDE	9/30/2007			9/30/2009			

Actual Comprehensive Grant Cost Certificate

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
Stark Metropolitan Housing Authority	**OH12P01850105**
	FFY of Grant Approval **2005**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	**$ 4,526,301.00**
B. Revised Funds Approved	**4,526,301.00**
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	**4,457,513.34**
E. Amount to be Recaptured (A-D)	
F. Excess of Funds Advanced (C-D)	**$ (4,457,513.34)**

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729

Signature	Date
X	**1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)

ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Stark Metropolitan Housing Authority	**OH12P01850105**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$	**4,526,301.00**
B. Funds Disbursed	$	**4,457,513.34**
C. Funds Expended (Actual Modernization Cost)	$	**4,457,513.34**
D. Amount to be Recaptured (A - C)	$	**68,787.66**
E. Excess of Funds Disbursed (B - C)	$	**-**

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X **1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	95,000.00	95,000.00	63,230.00	63,230.00	1406	500,000.00
1460	10,000.00	10,000.00			ACCT	
#VALUE!				0.00	1408	575,658.00
#VALUE!			0.00	0.00	ACCT	
#VALUE!			0.00	0.00	1410	452,630.00
1470	##########	##########	##########	##########	ACCT	
#VALUE!			0.00	0.00	1411	1,000.00
#VALUE!			0.00	0.00	ACCT	
#VALUE!				0.00	1415	0.00
#VALUE!			0.00	0.00	ACCT	
#VALUE!			0.00	0.00	1430	372,000.00
1406	500,000.00	500,000.00	500,000.00	500,000.00	ACCT	
1408	53,773.00	53,773.00	53,773.00	53,773.00	1440	0.00
#VALUE!				0.00	ACCT	
1408	292,399.00	292,399.00	292,399.00	273,073.34	1450	50,000.00
1408	2,328.00	2,328.00			ACCT	
1408	158,606.00	158,606.00	158,606.00	158,606.00	1460	836,468.20
1408	68,552.00	68,552.00	68,552.00	68,552.00	ACCT	
#VALUE!				0.00	1465	14,415.80
1410	452,630.00	452,630.00	452,630.00	452,630.00	ACCT	
1411	1,000.00	1,000.00	1,000.00	1,000.00	1470	##########
1430	372,000.00	372,000.00	372,000.00	372,000.00	ACCT	
1450	50,000.00	50,000.00	50,000.00	50,000.00	1475	0.00
1460	731,468.20	731,468.20	731,468.20	731,468.20	ACCT	
1465	14,415.80	14,415.80	14,415.80	14,415.80	1485	0.00
1475					ACCT	
1475					1490	0.00
1475			0.00	0.00	ACCT	
1495	5,364.00	5,364.00			1492	0.00
1502				0.00	ACCT	
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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
500,000.00	500,000.00	500,000.00	1406.00	500,000.00	500,000.00	500,000.00
			1408.00	575,658.00	575,658.00	573,330.00
575,658.00	573,330.00	554,004.34	1410.00	452,630.00	452,630.00	452,630.00
			1411.00	1,000.00	1,000.00	1,000.00
452,630.00	452,630.00	452,630.00	1415.00	0.00	0.00	0.00
			1430.00	372,000.00	372,000.00	372,000.00
1,000.00	1,000.00	1,000.00	1440.00	0.00	0.00	0.00
			1450.00	50,000.00	50,000.00	50,000.00
0.00	0.00	0.00	1460.00	836,468.20	836,468.20	794,698.20
			1465.10	14,415.80	14,415.80	14,415.80
372,000.00	372,000.00	372,000.00	1470.00	##########	##########	##########
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
50,000.00	50,000.00	50,000.00	1492.00	0.00	0.00	0.00
			1495.10	5,364.00	5,364.00	0.00
836,468.20	794,698.20	794,698.20	1499.00	0.00	0.00	0.00
			1501.00	0.00	0.00	0.00
14,415.80	14,415.80	14,415.80	1502.00	0.00	0.00	0.00
##########	##########	##########				
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0.00	0.00	0.00				
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0.00	0.00	0.00				
5,364.00	0.00	0.00				
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Expended
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372,000.00
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PHA Forms

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No:	**OH12P01850106**	**2006**
	Replacement Housing Factor Grant No:		

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no. **1**)

☑ Performance and Evaluation Report for Program Year Ending **9/30/2006** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	500,000.00	-	-	-
3	1408 Management Improvements	426,000.00	-	-	-
4	1410 Administration	397,000.00	-	53,870.53	53,870.53
5	1411 Audit	1,000.00	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	500,000.00	-	11,950.00	10,040.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	335,000.00	-	2,600.00	2,600.00
10	1460 Dwelling Structures	845,699.00	-	129,916.52	76,508.58
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	500,000.00	-	462,485.25	270,920.90
13	1475 Nondwelling Equipment	20,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	550,000.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 4,074,699.00	$ -	$ 660,822.30	$ 413,940.01
22	Amount of line 21 Related to LBP Activities			-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs			-	-
25	Amount of line 21 Related to Security - Hard Costs			-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: **OH12P01850106** Replacement Housing Factor Grant	**2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
18-1	Replace waterlines	1450.00						
18-8	Replace Water/Sewer	1450.00		285,000.00				
18-9	Metropolitan Center Rehab	1470.00		500,000.00		462,485.25	270,920.90	
18-24	Window Replacement	1460.00		41,250.00		29,082.87	18,408.93	
18-26	Window Replacement	1460.00		27,900.00				
18-26	Roof Replacement	1460.00		35,000.00				
PHA-WIDE	Operations	1406.00		500,000.00				
PHA-WIDE	Reduce Time To Lease Units	1408.00		63,000.00				
PHA-WIDE	Resident Participation	1408.00		221,500.00				
PHA-WIDE	Youth Sports	1408.00		2,500.00				
PHA-WIDE	Security	1408.00		91,000.00				
PHA-WIDE	Health/Safety	1408.00		48,000.00				
PHA-WIDE	Salaries & Fringes	1410.00		397,000.00		53,870.53	53,870.53	
PHA-WIDE	Audit	1411.00		1,000.00				
PHA-WIDE	Architect/Engineer Fees	1430.00		500,000.00		11,950.00	10,040.00	
PHA-WIDE	Site Work	1450.00		50,000.00		2,600.00	2,600.00	
PHA-WIDE	LBP Abatement/Rehab	1460.00		741,549.00		100,833.65	58,099.65	
PHA-WIDE	Debt Service to Bond Issue	1501.00		550,000.00				
PHA-WIDE								
PHA-WIDE	Dwelling Equipment	1465.10						
PHA-WIDE	Maintenance Equipment	1475.00						
PHA-WIDE	Office Equipment	1475.00		20,000.00				
PHA-WIDE	Automotive Equipment	1475.00						
PHA-WIDE	Relocation	1495.10						
PHA-WIDE	Contingency	1502.00						

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Stark Metropolitan Housing Authority	Capital Fund Program Grant No: OH12P01850106 Replacement Housing Factor Grant No:	2006

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
18-8	9/30/2008			9/30/2010			
18-9	9/30/2008			9/30/2010			
18-24	9/30/2008			9/30/2010			
18-26	9/30/2008			9/30/2010			
PHA WIDE	9/30/2008			9/30/2010			

Actual Comprehensive Grant Cost Certificate

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
Stark Metropolitan Housing Authority	**OH12P01850106**
	FFY of Grant Approval **2006**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	**$ 4,074,699.00**
B. Revised Funds Approved	**-**
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	**413,940.01**
E. Amount to be Recaptured (A-D)	
F. Excess of Funds Advanced (C-D)	**$ (413,940.01)**

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729

Signature	Date
X	**1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)

ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Stark Metropolitan Housing Authority	**OH12P01850106**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$	-
B. Funds Disbursed	$	**413,940.01**
C. Funds Expended (Actual Modernization Cost)	$	**413,940.01**
D. Amount to be Recaptured (A - C)	$	**(413,940.01)**
E. Excess of Funds Disbursed (B - C)	$	-

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X **1/16/2007**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
#VALUE!			0.00	0.00	1406	500,000.00
1450					ACCT	
1450	285,000.00			0.00	1408	426,000.00
#VALUE!			0.00	0.00	ACCT	
1470	500,000.00		462,485.25	270,920.90	1410	397,000.00
1460	41,250.00		29,082.87	18,408.93	ACCT	
1460	27,900.00		0.00	0.00	1411	1,000.00
1460	35,000.00		0.00	0.00	ACCT	
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1406	500,000.00				ACCT	
1408	63,000.00			0.00	1440	0.00
1408	221,500.00			0.00	ACCT	
1408	2,500.00				1450	335,000.00
1408	91,000.00				ACCT	
1408	48,000.00			0.00	1460	845,699.00
1410	397,000.00		53,870.53	53,870.53	ACCT	
1411	1,000.00			0.00	1465	0.00
1430	500,000.00		11,950.00	10,040.00	ACCT	
1450	50,000.00		2,600.00	2,600.00	1470	500,000.00
1460	741,549.00		100,833.65	58,099.65	ACCT	
1501	550,000.00		0.00	0.00	1475	20,000.00
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			1408.00	426,000.00	0.00	0.00
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			1411.00	1,000.00	0.00	0.00
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			1430.00	500,000.00	0.00	11,950.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	335,000.00	0.00	2,600.00
0.00	0.00	0.00	1460.00	845,699.00	0.00	129,916.52
			1465.10	0.00	0.00	0.00
0.00	11,950.00	10,040.00	1470.00	500,000.00	0.00	462,485.25
			1475.00	20,000.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
0.00	2,600.00	2,600.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
0.00	129,916.52	76,508.58	1499.00	0.00	0.00	0.00
			1501.00	550,000.00	0.00	0.00
0.00	0.00	0.00	1502.00	0.00	0.00	0.00
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