

PHA Plans

Streamlined Annual Version

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

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Greene Metropolitan Housing Authority

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

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

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

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Copies of any information not physically included with this document can be reviewed in the Main Office of the Greene Metropolitan Housing Authority.

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

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

2. What is the number of site based waiting list developments to which families may apply at one time? None
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? None
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists?

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:

c. Status of Grant:

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

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 1%

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: Participants of the Individual Development Account program will be given priority on the wait list for Homeownership.

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

Create partnership with agencies for homeownership and credit counseling, develop a marketing plan, refer clients to agencies to work on homebuyer education and credit counseling, and work with financial institutions to identify mortgage ready clients.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

GMHA through its non-profit Sensible Shelter operates an Individual Development Account Program (IDA). Most families in the IDA program purchase homes. GMHA works closely with the OSU Extension for money management classes and with the Greene Co. Dept. of Development for Homebuyer Education. GMHA through its MTW Demonstration developed a home maintenance class that will be used with homebuyers. Sensible Shelter develops single-family homes that are sold to low-income families. Staff have experience assisting families to be successful homebuyers.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: City of Fairborn, City of Xenia, Greene County and the State of Ohio

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

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

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

Two communities have CHIS and one has a consolidated plan. All of the documents state the need for affordable housing is greater than the number of units available. Two plan have tenant-based rental assistance as a priority, although they do not have funds for this activity. All plans have identified rental property rehabilitation as a need. All have set aside funds to help with rental property rehabilitation. All of the plans acknowledge the lack of funding to rectify the need for affordable housing.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 23.0 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services)	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	grant) grant program reports for public housing.	Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,000.00			
3	1408 Management Improvements	59,000.00			
4	1410 Administration	76,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	57,800.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000.00			
10	1460 Dwelling Structures	360,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	35,700.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	38,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	710,500.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022001	Energy Audit	1430		2,500				
	Flooring	1460		5,000				
OH10P022002	Replace Doors/Locks	1460		10,000				
	Reseal Parking Lot	1450		3,000				
	Energy Audit	1430		7,500				
OH10P022004	Landscaping	1450		2,000				
	Patio doors	1460		25,000				
	Tree Trimming	1450		2,000				
	Energy Audit	1430		3,500				
OH10P022005	Patio doors	1460		15,000				
	Tree Trimming	1450		4,000				
	Flooring	1460		15,000				
	Replace Furnaces	1460		6,000				
	Energy Audit	1430		4,000				
OH10P022010	Exterior Doors	1460		20,000				
	Energy Audit	1430		4,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022011	Site Drainage	1460		5,000				
	Energy Audit	1430		3,000				
OH10P022012	Flooring	1460		28,000				
	Exterior Concrete	1450		20,000				
	Roofing	1460		15,000				
	Rehab Unit	1460		75,000				
	Asphalt Driveway	1450		20,000				
	Energy Audit	1430		7,500				
OH10P022013	Replace Roofs	1460		60,000				
	Energy Audit	1430		5,000				
OH10P022014	Flooring	1460		6,000				
	Energy Audit	1430		2,500				
	Site Drainage	1450		5,000				
OH10P022015	Exterior Concrete	1450		4,000				
	Replace Appliances	1465.1		17,000				
	Energy Audit	1430		3,000				
	Exterior Doors	1460		3,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P022501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022016	Flooring	1460		20,000				
	Exterior Concrete	1450		10,000				
	Rehab Unit	1460		50,000				
	Asphalt Driveway	1450		5,000				
	Energy Audit	1430		4,500				
OH10P022017	Appliances	1465.1		18,700				
	Entry Doors	1460		2,000				
OH10P022018	Exterior Concrete	1450		4,000				
	Energy Audit	1430		800				
PHA Wide	Maintenance Equip	1475		3,000				
	Rehab Bathroom	1475		10,000				
	Resident Job Training	1408		44,000				
	Staff Development	1408		5,000				
	Computer Software	1408		10,000				
	Non Tech Salaries	1410		21,000				
	Technical Salaries	1410		35,000				
	Employee Benefits	1410		20,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH10P022501-07 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH10P022001	7/2009			7/2011			
OH10P022002	7/2009			7/2011			
OH10P022004	7/2009			7/2011			
OH10P022005	7/2009			7/2011			
OH10P022010	7/2009			7/2011			
OH10P022011	7/2009			7/2011			
OH10P022012	7/2009			7/2011			
OH10P022013	7/2009			7/2011			
OH10P022014	7/2009			7/2011			
OH10P022015	7/2009			7/2011			
OH10P022016	7/2009			7/2011			
OH10P022017	7/2009			7/2011			
OH10P022018	7/2009			7/2011			
PHA Wide	7/2009			7/2011			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		Greene Metropolitan Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011
	Annual Statement				
1406		5,000		5,000	5,000
1408		59,000	59,000	59,000	59,000
1410		76,000	76,000	76,000	76,000
1430		5,000	5,000	5,000	5,000
1450		34,000	58,500	122,000	29,500
1460		387,500	400,100	197,500	486,000
1465.1		10,000		98,700	
1470		87,000	3,000	13,000	50,000
1475		54,000	30,000	55,000	30,000
TOTAL		\$717,500	\$631,600	\$631,200	\$740,500
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2008 FFY Grant: PHA FY:			Activities for Year: 2008 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OH01P022001	Landscaping	2,000	OH01P022013	Flooring	5,000
Annual		Rehab Bathrooms	50,000		Lighting	2,000
Statement	OH01P022002	Electrical Upgrade	20,000		Siding, Soffit etc.	5,000
		Flooring	2,000		Tree Trimming	2,000
	OH01P022004	Flooring	4,000	OH01P022014	Rehab Bathrm	5,000
		Water Pipe Repair	5,000	OH01P022015	Flooring	45,000
		Patio Doors	25,000	OH01P022016	Exterior Doors	10,000
		Ceiling Tile	3,000		Landscaping	5,000
	OH01P022005	Rehab Unit	50,000		Appliances	10,000
	OH01P022010	Tree Trimming	2,000		Sewer Line	2,000
		Rehab Bathrooms	37,500		Replace Furnace	10,000
	OH01P022011	Landscaping	4,000	OH01P022017	Concrete	5,000
	OH01P022012	Sewer Lines	5,000		Flooring	10,000
		Remove Oil Tanks	8,000		Furnaces	3,000
		Rehab Bathrooms	15,000	OH01P022018	Landscaping	2,000
		Rehab Unit	75,000	PHA Wide	Maintenance Eq	4,000
		Landscaping	5,000		Shop	85,000
Total CFP Estimated Cost			\$ continued			\$ continued

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Staff vehicle	25,000	OH01P022001	Exterior Doors	20,000
	Resident Job Training	44,000		Lighting	3,000
	Staff Development	5,000		Windows	5,000
	Compt. software	10,000	OH01P022002	Roofing	45,000
	NonTech Salaries	21,000		Windows	44,000
	Technical Salaries	35,000	OH01P022004	Retaining Wall	10,000
	Employee Benefits	20,000	OH01P022005	Concrete	10,000
	Plan/Consultant	5,000		Kit. Cabinets	15,000
	Office Equip	10,000		Overhead Doors	2,000
	Comp Hardware	15,000	OH01P022010	Furnaces	35,000
	Operations	5,000		Concrete	10,000
				Water Heaters	10,500
			OH01P022011	Cabinets	32,000
				Flooring	5,000
				Concrete	4,000
			OH01P022012	Flooring	20,000
				Cabinets	10,000
				Windows	10,000
				Tree Trimming	5,000
Total CFP Estimated Cost		\$717,500.00			\$ continued

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2009 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH01P022012	Rehab Unit	50,000	PHA Wide	Non Tech Salaries	21,000
OH01P022013	Furnaces	21,600		Tech Salaries	35,000
	Playground Equip.	5,000		Employee Benf.	20,000
OH01P022014	Postal Boxes	3,000		Plan/Consulting	5,000
	Lighting	3,000		Office Equip.	10,000
	Tree Trimming	2,000		Computer Equip	15,000
OH01P022015	Playground Equip.	1,000			
OH01P022016	Tree Trimming	2,500			
	Roofing	15,000			
	Cabinets	10,000			
	Rehab Unit	20,000			
OH01P022017	Playground Equip.	2,000			
	Gutter/Spouting	5,000			
	Cabinets	25,000			
	Fencing	1,000			
PHA Wide	Maint. Equip.	5,000			
	Resident Training	44,000			
	Staff Development	5,000			
	Compt. Software	10,000			
				TOTAL	\$631,600

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		\$			\$
Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2010 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH01P022001	Tree Trimming	2,000	OH01P022013	Concrete	15,000
	AC Community Rm	2,000		Tree Trimming	2,000
	Concrete	10,000		Patio Fencing	6,000
	Replace Boilers	15,000		Appliances	28,000
OH01P022002	Water Heaters	20,000		Doors	5,000
	Tree Trimming	2,000	OH01P022014	Concrete	10,000
	Landscaping	5,000		Appliances	15,000
	Appliances	40,000		Call Aid Station	4,000
OH01P022004	Pave Parking Lot	10,000	OH01P022015	Tree Trimming	5,000
	Landscaping	2,000	OH01P022016	Windows	25,000
OH01P022005	Pave Driveways	15,000		Fencing	6,000
	Doors	5,000		Site Grading	5,000
OH01P022010	Replace Roofs	40,000	OH01P022017	Tree Trimming	4,000
	Appliances	15,000	OH01P022018	Overhead Doors	3,500
OH01P022011	Tree Trimming	4,000	PHA Wide	Insulation	5,000
OH01P022012	Concrete	15,000		Furnace	6,000
	Tree Trimming	4,000		Appliances	700
	Rehab Unit	75,000		Staff Car	25,000
	Overhead Doors	5,000		Maint. Equip.	5,000

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		\$			\$
Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2010 FFY Grant: PHA FY:			Activities for Year: 2011 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Resident Training	44,000	OH01P022001	Replace Roof	35,000
	Staff Development	5,000		Reseal Parking	2,500
	Comp. Software	10,000	OH01P022002	Replace AC	25,000
	Non Tech Salaries	21,000		Pave Parking	10,000
	Tech Salaries	35,000	OH01P022004	Boiler & Chiller	50,000
	Benefits	20,000		Concrete	2,000
	Plan/Consulting	5,000	OH01P022005	Water Heaters	5,000
	Office Equip.	10,000		Windows	10,000
	Computer Equip.	15,000		Roofing	25,000
	Operations	5,000		Sewer Lines	5,000
			OH01P022010	Rehab Unit	45,000
			OH01P022011	Furnaces	24,000
				Water Heaters	9,500
				Bath Rehab	10,000
			OH01P022012	Remove Chimn.	15,000
				Water Heaters	5,000
				Doors	5,000
				Unit Rehab	45,000
			OH01P022013	Unit Rehab	40,000
Total CFP Estimated Cost		\$ 631,200			\$ continued

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		\$			\$
Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2011 FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OH01P022013	Doors	5,000	PHA Wide	Compt. Equip.	15,000
OH01P022014	Windows	30,000		Operations	5,000
	Landscaping	10,000			
OH01P022015	Roofing	45,000			
OH01P022016	Rehab Unit	40,000			
	Furnaces	10,000			
OH01P022017	Roofing	35,000			
	Bath Rehab	10,000			
OH01P022018	Water Heaters	2,500			
	Flooring	10,000			
PHA Wide	Maint. Equip.	5,000			
	Resident Training	44,000			
	Staff Development	5,000			
	Comp. Software	10,000			
	Non Tech Salaries	21,000			
	Tech Salaries	35,000			
	Benefits	20,000			
	Plan/Consulting	5,000			
	Office Equip.	10,000			
Total CFP Estimated Cost		\$ continued			\$ 740,500

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		\$			\$
Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost			\$			\$
Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
Total CFP Estimated Cost			\$			\$