

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
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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.

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Streamlined Annual PHA Plan

For Fiscal Year: 2007

Lake 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.

HA Code: OH 025

Streamlined Annual PHA Plan Agency Identification

PHA Name: Lake Metropolitan Housing Authority

PHA Number: OH 025

PHA Fiscal Year Beginning: 07/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: 238

Number of S8 units:

Number of public housing units:

Number of S8 units: 1,358

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

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

PHA Plan Contact Information:

Name: James Buell

Phone: (440) 354-3347

TDD: 800 750 0750 (Ohio Relay System)

Email (if available):

LMHA@lakehousing.org

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library PHA website Other (list below)

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

HA Code: OH 025

Main business office of the PHA PHA development management offices

Streamlined Annual PHA Plan

Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24CFR 903.7[®]]

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

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
903.7(k)(1)(i) Statement of Homeownership Programs
- 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-LLLa, Disclosure of Lobbying Activities.

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **Lake Metropolitan Housing Authority has not operated any site-based waiting lists in the previous year and does not plan to implement site-based waiting lists in 2006-07.**

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?

HA Code: OH 025

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:
<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

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

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

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

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

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

b. PHA-established eligibility criteria

HA Code: OH 025

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: Homeownership participants are required to participate in the Family Self Sufficiency Program in the initial years of their homeownership program participation.

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

LMHA will:

- Program is implemented

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 down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- 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): LMHA has now successfully closed on five homeownership purchases under the HCV Homeownership Program.

- Program has been successfully implemented.

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: (provide name here) Lake County, City of Mentor

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)
 - Supports the preservation of affordable rental and owner housing for low income households
 - Provides rental assistance for extremely low and low income renter households
 - Supports first-time home buyers of moderate income
 - Reduces the need for homeless shelter and services
 - Other: (list below)

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

While no specific activities are directly tied to the housing authority, actions planned include provision of funds for down payment assistance for moderate income, first time home buyers, positive support for applications for Housing Choice Vouchers and other ongoing activities of the housing authority, and use of HOME funds for local housing non-profit developers.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
x	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists x	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
NA	Deconcentration Income Analysis LMHA is a small housing authority not subject to this requirement.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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
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
N/A	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
x	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program	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
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
x	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

8. Capital Fund Program Five-Year Action

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lake Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12-PO25-501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input 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	25,291			
3	1408 Management Improvements				
4	1410 Administration	25,291			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	202,333			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	252,915			
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				

8. Capital Fund Program Five-Year Action

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Lake Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12-PO25-501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input 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
	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: Lake Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12-PO25-501-07 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	
HA –Wide	Administration	1410		25,291				
HA – Wide	Operations	1406		25,291				
Woodlawn Homes	Sewer Cleaning/Upgrade	1460		10,000				
	Footer/Stoop Replacement	1460		32,000				
	Well Pump(s) upgrade	1460		5,500				
	Gutter(s) upgrade	1460		9,000				
	Insulation of units	1460		7,000				

8. Capital Fund Program Five-Year Action

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Lake Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12-PO25-501-07 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	
Woodlawn Homes	Waterproof Building(s)	1460		33,833				
Washington Square	Kitchen/Community Room Renovation	1460		20,000				
	Roof Replacement	1460		30,000				
Jackson Tower	HVAC Replacement	1460		25,000				
	Roof Repairs	1460		15,000				
HA – Wide	Parking Lot Repairs	1460		15,000				

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 Capital Fund Program No: Replacement Housing Factor No:	Federal FY of Grant:

8. Capital Fund Program Five-Year Action

Lake Metropolitan Housing Authority – for Fiscal Year Beginning 7/01/2007

Lake MHA

Resident Advisory Board

The Lake MHA currently has not resident advisory board.

2/27/07

8. Capital Fund Program Five-Year Action

Lake Metropolitan Housing Authority

Attachment to PHA Plan – for Fiscal Year beginning 7/01/2007

Organization Chart – Description of Management Structure

The Lake MHA is a public housing authority (PHA) created in the State of Ohio.

Authority for its creation is contained in the Ohio Revised Code section 3735 et seq. The Ohio Revised Code establishes the number of members of a PHA board and the appointing sources of those members. Further, the Ohio Revised Code states that the Board shall serve without pay, and that they shall hire a Director to manage the affairs of the PHA. Lake MHA is structured accordingly. James L. Buell currently serves as the Executive Director of Lake MHA.

8. Capital Fund Program Five-Year Action

Lake Metropolitan Housing Authority

Attachment to PHA Plan – for Fiscal Year Beginning 7/01/07

Name, Method of Selection & Term of Appointment of Resident Member of PHA Governing Board

The city of Eastlake made the appointment of the current resident member of the Lake MHA Board.

Brad Barlow

Term: July 19, 2010

8. Capital Fund Program Five-Year Action

Lake Metropolitan Housing Authority

Attachment to PHA Plan – for Fiscal Year Beginning 7/01/2007

Description of Pet Policy

The Lake Metropolitan Housing Authority adopted a Pet Policy which requires residents to apply in writing to keep a pet in a LMHA unit. The policy calls for the resident to pay a refundable pet deposit to use as is reasonably necessary for cleaning and making repairs, with refunds less amounts withheld for cleaning and repairs to be made at the termination of the lease or the pet agreement. The policy further requires that tenants that keep pets carry renter's insurance with a minimum coverage of \$25,000.

Under the policy the residents are permitted to keep common household pets with restrictions on the weight and count of pets being kept. The policy calls for dogs and cats to be on leash when outside the resident's unit, and residents are required to dispose of all pet droppings appropriately and immediately. And residents that have cats must appropriately maintain a litter box inside their units.

Residents generally are required to properly care for their pets and are prohibited from allowing their pets to disturb other residents or otherwise be a nuisance. Residents are required to identify an alternate custodian for each pet in the event the tenant becomes too ill or otherwise is unable or unavailable to care for the pet.

Lake MHA has a separate policy for service animals.

8. Capital Fund Program Five-Year Action

Community Service Requirements

The amendment to the Occupancy Policy adopted by the Lake Metropolitan Housing Authority to address this regulation calls for each non-exempt resident of public housing developments to contribute eight hours of community service each month. Public housing residents exempted from compliance with this section include adults age 62 or older; persons participating in a welfare to work program or receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act; persons with disabilities (to the extent the disability makes the person “unable to comply” with the requirements); and persons engaged in work activities as defined by Section 407(d) of the Social Security Act.

Self-sufficiency Programs

Lake MHA partners with the Lake County Department of Jobs & Family Services to provide self-sufficiency programs for public housing residents. The focal point for programming provided through the partnership is the Learning Center housed in the Lake County Administrative Offices Building. Year round programs are offered through the partnership at the Leering Center to help the residents of Lake MHA to perform better in school, and to promote drug awareness and resistance.

7. Capital Fund Program Annual Action Plan

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-CFP Funds				
2	1406 Operations	20,000		20,000	20,000
3	1408 Management Improvements	30,000		13,757	13,757
4	1410 Administration	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000		8,000	8,000
10	1460 Dwelling Structures	120,000			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures	25,000		23,166	23,166
13	1475 Nondwelling Equipment	61,836		14,895	14,895
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)	314,836		79,818	79,818
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	15,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

PHA Name: Lake Metropolitan Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No: OH12-P025-501-04
 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2005 Final Performance and Evaluation Report

Federal FY of Grant: 2004

7. Capital Fund Program Annual Action Plan

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

PHA Name: Lake Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12-P025-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2005 <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Actual Cost
	Original	Obligated
	Revised	Expended
	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: Lake Metropolitan Housing Authority		Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity
General Description of Major Work Categories		Total Estimated Cost	
		Original	Revised
		Funds Obligated	Funds Expended
		Total Actual Cost	Status of Work
HA-Wide	Employee Training	1408	13,757
HA-Wide	Operations	1406	20,000
Jackson	Concrete Improvement	1470	8,000
HA-Wide	Administration Building Remodel	1470	23,166
HA-Wide	Administration Building Furnishings/Files	1475	20,000
		13,757	13,757
		20,000	20,000
		8,000	8,000
		23,166	23,166
		14,895	14,895
		13,757	Complete
		20,000	Complete
		8,000	Complete
		23,166	Complete
		14,895	Complete



HA LAKE METROPOLITAN Grant Information

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Grant: OH12P025501-04 (CFP) Capital Fund Program

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Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed 	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00	0.00	0.00
	0110	Initial Budget	0.00	0.00	0.00	0.00
	1406	Operations	180,020.45	20,000.00	0.00	160,020.45
	1408	Management Improvement	29,498.79	29,498.79	0.00	0.00
	1410	Adminstration	9,530.90	9,530.90	0.00	0.00
	1430	Fees & Costs	8,304.54	8,304.54	0.00	0.00
	1450	Site Improvement	17,077.21	17,077.21	0.00	0.00
	1460	Dwelling Structures	3,287.99	3,287.99	0.00	0.00
	1465	Dwelling Equipment	10,984.01	10,984.01	0.00	0.00
	1470	Non-Dwelling Structures	24,440.98	24,440.98	0.00	0.00
	1475	Non-Dwelling Equipment	31,691.13	31,691.13	0.00	0.00
		Totals	314,836.00	154,815.55	0.00	160,020.45

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Federal FY of Grant: 2005			
PHA Name: Lake Metropolitan Housing Authority		Grant Type and Number			
<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		Capital Fund Program Grant No: OH12-P025-501-05 Replacement Housing Factor Grant No:			
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations	20,953			
3	1408 Management Improvements	7,000			
4	1410 Administration	8,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	213,000			
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	15,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	300,953			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	40,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

Annual Statement/Performance and Evaluation Report		Federal FY of Grant: 2005
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: Lake Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12-P025-501-05 Replacement Housing Factor Grant No:	
<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	Summary by Development Account	Total Actual Cost
	Original	Obligated
	Revised	Expended
26	Amount of line 21 Related to Energy Conservation Measures	

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

PHA Name: Lake Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12-P025-501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised		
HA-Wide	Operations	1406		20,953			
HA-Wide	Administration	1410		8,000			
HA-Wide	Fees and Costs	1430		12,000			
HA-Wide	Landscaping/Exterior Improvements	1450		25,000			
Jackson	Breakthroughs to reduce # of efficiencies	1460		228,000			
HA-Wide	Management Improvements	1408		7,000			



HA LAKE METROPOLITAN Grant Information

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Grant: OH12P025501-05 (CFP) Capital Fund Program

General ~; lit ~udget Voucherst, jObllExpa

Unavailable for drawdown							
Status	Line Item	Name	Authorized	Disbursed	Payments in Process	Balance	
~	0100	Reserved Budget	0.00	0.00	0.00	0.00	
	0110	Initial BUdget	0.00	0.00	0.00	0.00	
	1406	Operations	20,953.00	20,953.00	0.00	0.00	
	1408	Management Improvement	7,000.00	2,773.55	0.00	4,226.45	
	1410	Adminstration	8,000.00	0.00	0.00	8,000.00	
	1430	Fees & Costs	12,000.00	0.00	0.00	12,000.00	
	1450	Site Improvement	25,000.00	7,478.85	0.00	17,521.15	
	1460	Dwelling Structures	213,000.00	0.00	0.00	213,000.00	
	1495	Relocation Costs	15,000.00	0.00	0.00	15,000.00	
		Totals	300,953.00	31,205.40	0.00	269,747.60	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number		Federal FY of Grant: 2006
PHA Name: Lake Metropolitan Housing		Capital Fund Program Grant No: OH12P02550106		
<input 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		Replacement Housing Factor Grant No:		
Line No.	Summary by Development Account	Total Estimated Cost	Revised	Total Actual Cost
		Original	Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations	28,102	36,404	
3	1408 Management Improvements	36,000	36,000	
4	1410 Administration	28,102	28,102	
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	15,000	15,000	
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	132,813	132,813	
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	15,000	
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment	11,000	11,000	
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs	15,000	15,000	
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	281,017	289,319	
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	15,000	15,000	
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation			

REVISED FY 2006 GRANT

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

Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)

Whereas, (Public Housing Authority) Lake Metropolitan Housing Authority (OH025) (herein called the "PHA")

and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) C968 dated: 9/25/1995

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$289,319 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number OH12FP02550106,
Increase of \$8,302
PHA Tax Identification Number (TIN) On File.

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2006-1

Now Therefore, the ACC(s) is (are) amended as follows:

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities.

However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

9. The PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

10. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 05/04/2007 with an obligation start date of 7/18/2006.

U.S. Department of Housing and Urban Development
By: PHA Executive Director
Date: 5-01-07
Title: PHA Executive Director

H12P025501-06 HA LAKE METROPOLITAN (OH025)
Capital Fund Program (CFP)

General Budget Vouchers Obl/Exp

Unavailable for drawdown

User: J. McLaren

Status	Line Item (All)	Name	Authorized Amt	Disbursed Amt	Disbursed In Process	Balance
	<u>0100</u>	Reserved Budget	0.00	0.00	0.00	0.00
	<u>0110</u>	Initial Budget	0.00	0.00	0.00	0.00
	<u>1406</u>	Operations	36,404.00	0.00	0.00	36,404.00
	<u>1408</u>	Management Improvement	36,000.00	0.00	0.00	36,000.00
	<u>1410</u>	Administration	28,102.00	0.00	0.00	28,102.00
	<u>1430</u>	Fees & Costs	15,000.00	0.00	0.00	15,000.00
	<u>1460</u>	Dwelling Structures	132,813.00	0.00	0.00	132,813.00
	<u>1465</u>	Dwelling Equipment	15,000.00	0.00	0.00	15,000.00
	<u>1475</u>	Non-Dwelling Equipment	11,000.00	0.00	0.00	11,000.00
	<u>1495</u>	Relocation Costs	15,000.00	0.00	0.00	15,000.00
		Totals:	289,319.00	0.00	0.00	289,319.00

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ENTERED

H12P025501-06 HA LAKE METROPOLITAN (OH025)
Capital Fund Program (CFP)

User: J. McLaren

Program Code: CFP
BLI Redistribution

Status	Line Item	Name	Pgm Cd	Auth Amt	Net Change	Revised Auth	Disb Amt	Revised Balance
	0110	Initial Budget	CFP	5,812.00	-5,812.00	0.00	0.00	0.00
	1406	Operations	CFP	28,102.00	+8,302.00	36,404.00	0.00	36,404.00
	1408	Management Improvement	CFP	37,660.00	-1,660.00	36,000.00	0.00	36,000.00
	1410	Administration	CFP	28,932.00	-830.00	28,102.00	0.00	28,102.00
Totals:				100,506.00	0.00	100,506.00		

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