

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

**BUTLER METROPOLITAN HOUSING AUTHORITY**

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

## PHA Plan Agency Identification

**PHA Name:** BUTLER METROPOLITAN HOUSING AUTHORITY

**PHA Number:** OH015

**PHA Fiscal Year Beginning:** 07/2008

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: 1156   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units: 996

**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:				

### 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
- 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 offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (www.butlermetro.org)

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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2007 - 2011**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to address the housing needs of society, discrimination free; increase access to affordable housing; support community development and offer economic opportunities within our communities.

**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.** *The Authority will continue to assist this goal through the use of the Capital Fund Program*

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies: *run ads; maintain active waiting list*
  - Leverage private or other public funds to create additional housing opportunities: *working with local, state, federal & private entities*
  - Acquire or build units or developments: *working with local, state, federal & private entities*
  - Other (list below)  
*Become assisted living provider in BMHA service area*
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) *improve PHAS score*
  - Improve voucher management: (SEMAP score) *90% High Performer*

- Increase customer satisfaction: *monthly Resident Newsletter, FACE to FACE, Resident Orientation and Customer Service Training*
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: *Capital Fund Program*
- Demolish or dispose of obsolete public housing: *working w/local gov.*
- Provide replacement public housing: *working w/local gov.*
- Provide replacement vouchers: *under consideration*
- Convert public housing to vouchers
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: *briefing packet*
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards *as HUD provides data*
- 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)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *we will continue looking for other sources of revenue to rebuild all of our older developments*
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *we hope to start doing mixed income housing and we will continue the process with each new development we build or rebuild*
- Implement public housing security improvements: *Additional cameras*
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**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. *Resident Relations Program*
  - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *covered under the ACOP Policy*
  - 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: *covered under the ACOP Policy*
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *Accommodated to the best of our ability*
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.



**Standard Plan**



**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

Butler Metropolitan Housing Authority (“BMHA”) believes that 2008 is a transitional year for the Authority regarding our strategic plans for our organization, tactical plans for our housing stock and improving our overall financial health. While we are uncertain about the funds we will receive from HUD, we are prepared to move forward to improve our housing stock and our services for the people we serve in our community.

BMHA will continue to focus on the development of the Bambo Harris & Riverside Homes sites. BMHA will perform an internal analysis on possible methods (i.e. tax credits) to replace this housing and will determine the appropriate tenant mix to realize a successful operating and maintenance cost structure. Partnerships with developers and consultants will be explored as the analysis moves forward.

BMHA will also be evaluating the feasibility of select scattered site locations in both Hamilton and Middletown. HUD approval may be sought to sell or demolish some of these scattered site houses. We will continue to plan for improvements to our current developments, as most of the housing stock is in desperate need of both internal and external renovations.

We are also evaluating the changing demographics in our area. The Authority is currently reaching out to both our local governments and agencies in Butler County for partnership opportunities. Identifying the needs in our community will better position the BMHA for success.

Financially, we will continue to evaluate the following for cost savings opportunities:

- Physical inventory control and reduction within the AMP’s
- Process improvements and workflow efficiencies (operations)
- Alternative healthcare options for our workforce
- Procurement opportunities (review sourcing and contract pricing/terms)

The above mentioned cost savings initiatives along with employee involvement and suggestions will position to be more financially stable future, while expanding our services to our residents.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

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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:

- Admissions Policy for Deconcentration (*ACOP Policy on file in office plan*)
- FY 2008 Capital Fund Program Annual Statement (*oh015a01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)
- List of Resident Advisory Board Members (*included in plan*)
- List of Resident Board Member (*one Resident Board Member*)
- Community Service Description of Implementation
- Information on Pet Policy

- Section 8 Homeownership Capacity Statement, if applicable  
 Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (*OH015c01*)  
 FY 2008 Capital Fund Program 5 Year Action Plan (*OH015a01*)  
 Public Housing Drug Elimination Program (PHDEP) Plan  
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
 Other (List below, providing each attachment name)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology 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 <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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	7,026	5	5	3	4	5	4
Income >30% but <=50% of AMI	8,621	5	5	3	4	5	3
Income >50% but <80% of AMI	17,174	3	2	2	2	2	3
Elderly	24,755	3	4	3	4	2	4
Families with Disabilities	7,637	4	5	4	4	4	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/White	91.2%	2	3	3	3	4	4
Race/Black	5.3%	4	3	3	3	4	4
Race/Hispanic	1.4%	4	4	4	4	4	4
Race/Other	.7%	3	3	3	3	3	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  
Indicate year:
- 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: 2000 Census

### 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)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	543		408
Extremely low income <=30% AMI	543	100%	
Very low income (>30% but <=50%	0	0	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	0	0	
Families with children	283	52%	
Elderly families	8	1%	
Families with Disabilities	67	12%	
Race/white	399	73%	
Race/black	119	22%	
Race/Hispanic	25	5%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	240	44%	
2 BR	130	24%	
3 BR	93	17%	
4 BR	43	8%	
5 BR	28	8%	
5+ BR	8	1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optinal)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list total	5392		240
Extremely low income <=30% AMI	5338	99%	
Very low income (>30% but <=50% AMI)	54	1%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	5122	95%	
Elderly families	108	2%	
Families with Disabilities	162	3%	
Race/white	5068	94%	
Race/black	270	5%	
Race/Hispanic/Asia	54	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**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)

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	2,900,949.00	
b) Public Housing Capital Fund	1,963,547.00	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) HOPE VI Revitalization		
d) HOE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,608,332.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	37,522.00	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below) as of 12/1/07</b>		
CFP06	2,010,120.00	PH Capital Improve.
CFP07	1,963,547.00	PH Capital Improve.
<b>3. Public Housing Dwelling Rental Income</b>	1,529,028.00	PH Operations
<b>4. Other income (list below)</b>		
Excess Utilities	21,057.00	PH Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	16,034,102.00	

### **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)
- Other: (describe) *On initial application, prior to placement onto waiting list*

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)

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

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

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

**(2)Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- 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
- Other (list below) *BMHA website (butlermetro.org)*

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?

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)

**(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
  - 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:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)

- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- 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)
  1. *Establish second household*
  2. *Other displaced*
  3. *Victims of natural disasters*

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

5 Date and Time

Former Federal preferences:

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

- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- 4 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 4 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)

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) *BMHA website (butlermetro.org)*

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

List (any applicable) developments below:

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)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)  
*Public such as evictions*

### (2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

*Section 8 Office – 4110 Hamilton-Middletown Road, Hamilton, OH*

**(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:

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes  
 Other preference(s) (list below)  
*Elderly, Disabled*

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.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 3 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
*Elderly, Disabled*

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

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)
- 95<sup>th</sup> 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)\_\_\_\_\_
- Other (list below)

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

**(2) Flat Rents**

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

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

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(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. *Oh015c01*
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	965	385
Section 8 Vouchers	996	300
Section 8 Certificates	0	
Section 8 Mod Rehab	N/A	

Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		

**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)

*ACOP Policy; Preventive Maintenance Manual*

(2) Section 8 Management: (list below)

*Rent Reasonableness*

*Utility Allowance*

*Admin Plan*

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

- 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:

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

- PHA main administrative office
- Other (list below)  
*Section 8 Office – 4110 Hamilton-Middletown Road, Hamilton, OH*

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *oh015a01*

-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 (state name) *oh015a01*

-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:

*Bambo Harris OH15-1      Townhomes East OH15-4B*  
*Riverside Homes OH15-2      Midtonia OH15-8*

- 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:

*Bambo Harris OH15-1      Townhomes East OH15-4B*  
*Riverside Homes OH15-2      Midtonia OH15-8*

- 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:

*BMHA intends to use replacement housing factor funds towards a mixed finance development of Bambo Harris.*

## **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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Bambo Harris
1b. Development (project) number: OH15-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(23/12/04)</u>

5. Number of units affected: 141
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/2007 b. Projected end date of activity: 06/2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Riverside Homes
1b. Development (project) number: OH15-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/2008)</u>
5. Number of units affected: 142
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/2009 b. Projected end date of activity: 12/2011

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Freedom Court
1b. Development (project) number: OH15-7
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/2008)</u>
5. Number of units affected: 61
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2009 b. Projected end date of activity: 06/2010

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Hamilton Scattered Sites 1b. Development (project) number: OH15-10
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/2008)</u>
5. Number of units affected: 17
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/2008 b. Projected end date of activity: 12/2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Townhomes East 1b. Development (project) number: 15-4B
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/2008)</u>
5. Number of units affected: 52
6. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2009 b. Projected end date of activity: 06/2010

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Midtonia Village 1b. Development (project) number: OH15-8
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/2008)</u>
5. Number of units affected: 56
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2009 b. Projected end date of activity: 06/2010

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

[24 CFR Part 903.7 9 (i)]

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

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

streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Henry Long Towers 1b. Development (project) number: OH15-3
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/08)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 128 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: J. Ross Hunt Towers 1b. Development (project) number: OH15-5
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/08)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 125
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> 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:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- Yes  No: Has the PHA 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? DD/MM/YY

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



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

### C. Welfare Benefit Reductions

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

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

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

### **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 and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

*OH15-2, OH15-4B, OH15-7, OH15-8, OH15-12*

**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)  
*Security Component of Mgmt., Improvement in Capital Fund Program*

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

*OH15-2, OH15-4A, OH15-4B, OH15-7, OH15-8*

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

*OH15-2, OH15-3, OH15-4A, OH15-4B, OH15-4C, OH15-5, OH15-7, OH158, OH5 -12, OH15-14, OH15-17*

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**PET POLICY - SUMMARY**

*This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restriction other than those imposed on all tenants: 1) to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors; and 2) to comply with BMHA's pet policy governing persons who are elderly/disabled. BMHA will allow pet ownership at all community site locations. Residents must have the prior approval of BMHA before moving a pet into their unit. BMHA will allow only domesticated dogs, cats, birds, and fish in aquariums (no larger than 20 gallons) in units. All dogs and cats must be neutered or spayed. Only one (1) pet per unit allowed.*

*Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, or dangerous breeds will not be allowed. Dangerous breeds include but are not limited to, Pit Bulls, Chows, Akita's, Rottweillers, Dobermans, German Shepherds or any fighter breeds that are prohibited by local or state ordinance.*

*No animal may exceed thirty (30) pounds in weight nor exceed fifteen (15) inches shoulder to floor.*

*Pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. Tenant must obtain a licensed veterinarian's certification that all shots for the animal are current; that the animal has no communicable diseases and that it is "pest-free".*

*A pet deposit of \$250.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.*

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)  
*AMP Based Accounting*

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

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

- Attached at Attachment (File name) – *attached at end of plan*  
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

*City of Hamilton, City of Middletown, Butler County*

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)
- Other: (list below)

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

### D. Other Information Required by HUD

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

*BMHA Definition of Substantial Deviation Amendment:*

- *Changes to rent or admissions policies or organization of the waiting list*
- *Additions of non-emergency work items or change in the use of replacement*
- *Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities*

## Attachments

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

Oh015a01     2008 Capital Fund Annual Statement (FFY2008) and  
                  2008 Capital Fund 5 Year Action

Oh015b01     Performance & Evaluation Report

Oh015c01     BMHA Organizational Chart

### **NOTE:**

**INCLUDED IN THIS PLAN, STARTING WITH PAGE 46 ARE:**

- **Resident Council Officers 2008**
- **Resident Advisory Meeting Notice**
- **Minutes – Resident Advisory Meeting**
- **Public Meeting Legal Ad and Minutes**
- **Resolution #2034**

## Resident Council Officers 2008

### **Petty Plaza - 115 Knapp Dr. Hamilton, Ohio 45013**

<b>Bobbie Thomas</b> , President, Apt. #303	513-275-3711
<b>Joan Wright</b> , Vice-President, Apt. # 301	513-894-8906
<b>Teresa Doyle</b> , Secretary, Apt. #315	513-642-5148
<b>Juanita Vaughn</b> , Treasurer, Apt. #102	513-844-6153
<b>Donnie Bass</b> , Sargent of Arms, Apt. # 401	513-406-3039

### **Dr. Henry Long Tower - 150 South "B" St. Hamilton, Ohio 45013**

<b>Eileen Sanders</b> , President, Apt. #214	513-642-3933
<b>Lois Philhower</b> , Vice-President Apt. #313	513-867-0462
<b>Gloria Harrison</b> , Secretary, Apt. #406	513-887-0664
<b>Patrick McGee</b> , Treasurer, Apt. #618	513-894-1301

### **Dayton Lane Gardens - 122 N. 6<sup>th</sup> St. Hamilton, Ohio 45011**

<b>Dallas Moore</b> , President, Apt. #201	513-207-2830
<b>Sandra Ariola</b> , Vice-President, Apt. #204	513-737-6169
<b>Pamela Ramirez</b> , Secretary, Apt. #319	513-353-4148
<b>Margaret Broyles</b> , Treasurer, Apt. #301	513-332-4120

### **J. Ross Hunt Tower - 112 S. Clinton St. Middletown, Ohio 45042**

<b>Darlana Dishman</b> , President Apt. #605	513-727-0566
<b>Shearon Jackson</b> , Vice-President, Apt. #501	513-420-9372
<b>Joyce Porter</b> , Secretary, Apt. #713	513-705-6314
<b>Ann Brech</b> , Treasurer, Apt.#516	513-705-6314
<b>Jeff Warren</b> , Sargent of Arms, Apt. #608	513-895-3518

### **The Townhouse - 600 N. Verity Pkwy. Middletown, Ohio 45042**

<b>Willie K. Cranor</b> , President, Apt. #206	513-727-1256
<b>Mary Ann McCombs</b> , Vice President, Apt. #503	513-727-8072
<b>Martha Gill</b> , Secretary, Apt. #406	513-571-5229
<b>Debbie Freeman</b> , Treasurer, Apt. #203	513-727-0861



## *Resident Advisory Council Meeting*

*We hope you can join us on:*

*Wednesday March 5, 2008*

*At 1:30 p.m.*

*At Dayton Lane Gardens*

*122 North 6<sup>th</sup> St.*

*Hamilton, Ohio 45011*

*We will be reviewing our 2008 Annual Plan and  
would like to have your input.*

*If you have questions please feel free to call Janet at  
513-896-4411 or 513-422-2341 ext. 5228*

# RESIDENT ADVISORY MEETING

March 5, 2008 @ 1:30 P.M. at Dayton Lane Gardens

To Discuss the FY 2008 Annual Plan & Five Year Plan

**PRESENT:**

Patrick Bach, Executive Director, BMHA  
Jeff Ranck, Development Director, BMHA  
Janet L. Martin, Executive Secretary, BMHA  
Laverne Turner, Hamilton Property Manager, BMHA  
Dallas Moore, President, Dayton Lane Gardens  
Sandra Ariola, Vice-President, Dayton Lane Gardens  
Pamela Ramirez, Secretary, Dayton Lane Gardens  
Margaret Broyles, Treasurer, Dayton Lane Gardens  
Bobbie Thomas, President, Mark Petty Plaza  
Donald Bass, Sargent of Arms, Mark Petty Plaza  
Darlena Dishman, President, J. Ross Hunt  
Ann Brech, Treasurer, J. Ross Hunt

Pat Bach called the meeting to order at 1:30 p.m. and explained to everyone that this meeting was to discuss Butler Metropolitan Housing Authority's 2008 Annual and Five Year Plan. Mr. Bach stated that the Authority is looking into funds to improve the properties curb appeal and better maintenance around the building.

Darlena Dishman asked if it would be possible to install a bicycle rack at the Ross Hunt Tower. Ms. Dishman stated that a lot of residents ride bikes and they have no place to store them except on their balconies. She wondered if he could be done in year 10. Mr. Ranck stated that he would check into it.

*Jeff Ranck explained about the Capital Fund Budget and asked if anyone had any questions.*

Bobbie Thomas asked when the brick walls in front of Petty Plaza would be finished with the repairs. Jeff Ranck explained about what happened with the piers, the deterioration inside of the piers. Mr. Ranck explained that all the brick now had to be replaced rather than using the old ones which was originally planned. This repair is in the process at the present time.

Bobbie Thomas also asked when the boilers would be taken care of at Petty Plaza. It was stated that the problem would be looked into.

Pamela Ramirez asked when their patio doors would be replaced at Dayton Lane Garden. Mr. Ranck told them this year. Ms. Ramirez said the second floor patio doors and windows need to have secure locks.

Pamela Ramirez also told about an incident with changing the light bulbs in front of the building at Petty Plaza.

One of the residents asked about garbage disposals being installed in all the units. Jeff Ranck told everyone why that isn't feasible and the problems it would cause.

Pat Bach explained how the Authority now is having strategic planning meetings with the staff and told about place holders that may or may not happen. BMHA's goal is better communication with the residents and with the employees and working better together.

Darlana Dishman asked for another outlet in the community room as they are always blowing a fuse when functions are going on at Ross Hunt Tower.

Margaret Broyles of Dayton Lane Garden asked about security cameras. Mr. Bach told her the Authority is checking on acquiring some grants to help the Authority to acquire more security cameras. Jeff Ranck said that the EXIT doors used to have alarms on them but someone would continually cut the wires. Pamela Eversole said someone is always letting people into the building and it isn't always safe and secure.

Dallas Moore, President of Dayton Lane Gardens spoke about AMP Management and the changes that have been done and that are coming and that this meeting was to discuss the Annual Plan and was not a complaint session.

Sandra Ariola of Dayton Lane asked if the dumpsters could be moved back away from the building because in the summer it smells, there are flies, etc. and it is a health hazard. Mr. Ranck stated that it may not be possible because of the trash pickup company.

Bobbie Thomas of Petty Plaza asked if the entrance carpet could be taken up and just have the tile. Ms. Thomas also asked for a new stove for their community room since theirs does not have an oven that works and some other problems. A work order will be issued.

Pamela Ramirez of Dayton Lane asked if the trash chute could be pressure washed twice a year. It gets very dirty and smells.

Donald Bass of Petty Plaza said the elevators need to be serviced. Jeff Ranck said they are serviced and documented on a regular basis and that most of the problems are caused by some residents abusing them.

Ms. Thomas and Mr. Bass stated that all residents need to take care of their building and that if each resident did their share the building and grounds would appear much better. More residents need to get involved. At Petty Plaza they have created a pantry to help other residents in need and it is working very well.

Margaret Broyles of Dayton Lane asked about the lawn care and what is in their contract. Laverne Turner said the Authority is working on the lawn care contract to cover more things that need to be addressed. Ms. Broyles asked if their church could help with sending volunteers to help.

Pamela Ramirez of Dayton Lane asked for new thermostats with more settings besides H and L

Darlana Dishman of Ross Hunt asked about getting the community room painted as it is stained and smells from when the residents were smoking in there.

All buildings are asking for removal of the smoke eaters.

In calling the meeting to an end, Mr. Bach said the Authority would be beefing up resident communication and answering questions. A response will be made to each resident's question.

Mr. Bach thanked everyone for coming and the meeting adjourned at 3:00 p.m.

\* \* \* \* \*

## LEGAL NOTICE

The Butler Metropolitan Housing Authority is preparing a draft of their 2008 Annual Plan and is on file for review at their Central Office, 4110 Hamilton-Middletown Road, Hamilton, OH.

There will be a PUBLIC MEETING held on Thursday, March 13, 2008 @ 6:00 p.m. at the above-mentioned address, for all residents of the housing authority, local government officials, and other interested parties to discuss any questions or comments concerning the plan.

Patrick W. Bach  
Executive Director

Ad to run: 2/12/08

**PUBLIC MEETING MINUTES  
MARCH 13, 2008 @ 6:00 P.M.  
BUTLER METROPOLITAN HOUSING AUTHORITY  
CENTRAL OFFICE  
4110 HAMILTON-MIDDLETOWN ROAD  
HAMILTON, OH 45011**

Ms. Gloria M. Glenn, Chairman for the BMHA Board of Commissioners was present to conduct a public meeting on March 13, 2008 @ 6:00 p.m.

Other persons in attendance were: Patrick W. Bach, Executive Director; Janet L. Martin, Executive Secretary; and Ben Jones, Director of Strategic Planning.

No outside persons showed up for the public meeting so Gloria M. Glenn, Chairman adjourned the meeting at 6:30 p.m.

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Under Item C-1, the following Resolution was introduced by **James Sherron** who moved for adoption.

**RESOLUTION NO. 2034**

**AUTHORIZING APPROVAL OF THE  
FFY 2008 ANNUAL PLAN  
FOR  
BUTLER METROPOLITAN HOUSING AUTHORITY**

WHEREAS; the U. S. Department of Housing and Urban Development through PIH Notice 2001-4 and 2003-7 states that PHAs with fiscal years beginning July 1, 2008 must submit their fifth PHA **Plan** as provided in the PHA Plans Final Rule (issued December 22, 2000), found at 24 CFR Part 903, subpart B; and

WHEREAS; the Annual Plan for the Fiscal Year 2008 is due April 17, 2008; and

WHEREAS; it is necessary that the Board of Commissioners approve and certify **this Annual Plan** for Fiscal Year 2008; and

WHEREAS; this Annual Plan is submitted to the Board of Commissioners for their approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Butler Metropolitan Housing Authority that said **Annual Plan for FFY 2008** is approved and certified.

**Chris Connell** seconded the Resolution adoption and upon roll call, the “AYES” and “NAYS” were as follows:

AYES: James Sherron, Chris Connell, Dallas Moore, Jeffrey Rulon, Gloria Glenn

NAYS: None

Thereupon the Chairperson declared the said motion carried and said Resolution adopted.

**ADOPTED: March 27, 2008**

HA Name  BUTLER METROPOLITAN HOUSING AUTHORITY	Capital Fund Program Number  OH10P01550108	FFY of Grant Approval  2008
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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 (2)	
		Original	Revised (1A)	Obligated	Expended
1	Total Non CFP Funds	\$ -			
2	1406 Operations (May not exceed 10% of Line 20)	\$ 107,000.00			
3	1408 Management Improvements	\$ 65,200.00			
4	1410 Administration	\$ 115,720.00			
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 144,544.50			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvements	\$ 63,500.00			
10	1460 Dwelling Structures	\$ 428,800.00			
11	1465 Dwelling Equipment	\$ 150,000.00			
12	1470 Nondwelling Structures	\$ -			
13	1475 Nondwelling Equipment	\$ 117,000.00			
14	1485 Demolition	\$ 294,698.74			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495 Relocation Costs	\$ 120,000.00			
18	1498 Mod Used for Development	\$ 200,000.00			
19	1502 Contingency (May not exceed 8% of Line 20)	\$ 157,083.76			
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,963,547.00			
21	Amount of Line 20 Related to LBP Activities	\$ 22,000.00			
22	Amount of Line 20 Related to 504 Compliance	\$ 80,000.00			
23	Amount of Line 20 Related to Security	\$ 65,200.00			
24	Amount of Line 20 related to Energy Conservation	\$ -			

Signature of Executive Director and Date	Signature of Public Housing Director and Date
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Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
OH 15-ALL Management Improvements	Operations	1406	n/a	\$ 107,000.00					
	<b>SUBTOTAL</b>	<b>1406</b>		<b>\$ 107,000.00</b>					
OH 15-ALL Security	Security	1408	n/a	\$ 65,200.00					
	<b>SUBTOTAL</b>	<b>1408</b>		<b>\$ 65,200.00</b>					
OH 15-ALL Administration	Clerk of Works Salary	1410	1	59,200.00					
	Employee Benefits - Clerk	1410	1	23,680.00					
	Staff Salary Offset	1410	n/a	20,600.00					
	Employee Benefits	1410	n/a	8,240.00					
	Legal Advertisements	1410	n/a	4,000.00					
	<b>SUBTOTAL</b>	<b>1410</b>		<b>\$ 115,720.00</b>					
OH 15-ALL Fees And Costs	A & E Fees:								
	OH015000051P BAMBO HARRIS	1430	1	20,000.00					
	OH015000052P RIVERSIDE HOMES	1430	1	80,000.00					
	DAYTON LANE GARDENS	1430	1	4,420.00					
	DR. HENRY LONG TOWER	1430	1	2,002.00					
	OH015000053P JACKSON BOSCH MANOR	1430	1	-					
	THORNHILL SUBDIVISION	1430	1	-					
	HAMILTON SCATTERED SITES	1430	1	3,900.00					
	OH015000054P WINDING CREEK SUBDIVISION	1430	1	5,200.00					
	PETTY PLAZA	1430	1	10,302.50					
	OH015000055P THE TOWNHOUSE	1430	1	3,835.00					
	JOHN ROSS HUNT TOWER	1430	1	650.00					
	TOWNHOMES WEST	1430	1	2,600.00					
	OH015000056P TOWNHOMES EAST	1430	1	-					
	MIDTONIA VILLAGE	1430	1	-					
OH015000057P CONCORD GREEN	1430	1	1,235.00						
FREEDOM COURT	1430	1	5,200.00						
MIDDLETOWN ESTATES	1430	1	5,200.00						
REUBEN DOTY ESTATES	1430	1	-						
<b>SUBTOTAL</b>	<b>1430</b>		<b>\$ 144,544.50</b>						
OH 15-ALL Equipment	Refrigerators all	1465.1	40	20,000.00					
	Stoves all	1465.1	40	20,000.00					
	<b>SUBTOTAL</b>	<b>1465.1</b>		<b>\$ 40,000.00</b>					
	Vehicles	1475	3	40,000.00					
Computer/telephone replacements	1475	10	30,000.00						
<b>SUBTOTAL</b>	<b>1475</b>		<b>\$ 70,000.00</b>						
OH 15-ALL Contingency	Contingency	1502	n/a	157,083.76					
<b>SUBTOTAL</b>	<b>1502</b>		<b>\$ 157,083.76</b>						

1. To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2. To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program (CFP'08)  
 Part II: Supporting Pages

FFY 2008

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

oh015a01

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
<b>OH015000051P</b>									
<b>Bambo Harris</b>	ERNEST FUNDS	1498		\$ 200,000.00					
	<b>TOTAL OH015000051P</b>			<b>\$ 200,000.00</b>					
<b>OH015000052P</b>	Relocation Funds	1495	142	\$ 120,000.00					
<b>RIVERSIDE HOMES</b>	Demo funds	1485		\$ 294,698.74					
	<b>SUBTOTAL</b>	<b>1485</b>		<b>\$ 294,698.74</b>					
	<b>SUBTOTAL</b>	<b>1495</b>		<b>\$ 120,000.00</b>					
<b>DAYTON LANE GARDENS</b>	Replace apt. hvac units	1465.1	all	\$ 58,000.00					
	Signage, landscaping & lighting	1450		\$ 10,000.00					
	<b>SUBTOTAL</b>	<b>1450</b>		<b>10,000.00</b>					
	<b>SUBTOTAL</b>	<b>1465.1</b>		<b>\$ 78,000.00</b>					
	Security	1408		\$ 10,432.00					
	<b>TOTAL OH015000052P</b>			<b>\$ 513,130.74</b>					

1. To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2. To be completed for the Performance and Evaluation Report

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
<b>OH01500053</b>									
<b>Dr. Henry Long Tower</b>	Replace bathroom accessories	1460	all	\$ 20,800.00					
	Signage, landscaping & lighting	1450		\$ 10,000.00					
	Replace lobby furniture	1475.3		\$ 2,000.00					
	<b>SUBTOTAL</b>			<b>\$ 32,800.00</b>					
Hamilton Leasing Office:	Replace office furniture	1406		\$ 5,000.00					
	Replace susp. clg. tile	1406		\$ 5,000.00					
	Paint Office interiors	1406		\$ 2,500.00					
	Wall mount drop box	1406		\$ 1,000.00					
	Replace computers/servers/phone system/furniture	1406		\$ 37,500.00					
	<b>SUBTOTAL</b>			<b>\$ 51,000.00</b>					
<b>Jackson Bosch Manor</b>	None								
	<b>SUBTOTAL</b>			<b>\$ -</b>					
<b>Thornhill Subdivision</b>	None								
	<b>SUBTOTAL</b>			<b>\$ -</b>					
	Security	1408		\$ 10,106.00					
	<b>SUBTOTAL</b>	<b>1450</b>		<b>\$ 10,000.00</b>					
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$ 20,800.00</b>					
	<b>SUBTOTAL</b>	<b>1475.3</b>		<b>\$ 2,000.00</b>					
	<b>SUBTOTAL</b>	<b>1406</b>		<b>\$ 51,000.00</b>					
	<b>TOTAL OH01500053P</b>			<b>\$ 93,906.00</b>					

OH01500054P									
Hamilton Scattered Sites	Miscellaneous Repairs	1460	5	\$	60,000.00				
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$</b>	<b>60,000.00</b>				
Winding Creek Subdivision	ADA Conversions	1460	2	\$	80,000.00				
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$</b>	<b>80,000.00</b>				
Petty Plaza	Provide walk from front door to Knapp Dr. cul-de-sac	1450		\$	3,500.00				
	Repair/replace concrete walks	1450		\$	5,000.00				
	Signage, landscaping & lighting	1450		\$	10,000.00				
	<b>SUBTOTAL</b>	<b>1450</b>		<b>\$</b>	<b>18,500.00</b>				
	<b>SUBTOTAL</b>	<b>1450</b>		<b>\$</b>	<b>18,500.00</b>				
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$</b>	<b>140,000.00</b>				
	Security	1408		\$	11,084.00				
	<b>TOTAL OH01500054P</b>			<b>\$</b>	<b>169,584.00</b>				

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
<b>OH01500055P</b>									
<b>The Townhouse</b>	Paint Common areas and gallery walkway walls	1460	all	\$	49,000.00				
	Signage, landscaping & lighting	1450		\$	10,000.00				
	<b>SUBTOTAL</b>			\$	<b>59,000.00</b>				
<b>John Ross Hunt Tower</b>	Signage, landscaping & lighting	1450		\$	10,000.00				
	Water Heater & Storage Tank	1475		\$	30,000.00				
	Elec. Entry Door Operators (ADA)	1475		\$	15,000.00				
<b>SUBTOTAL</b>				\$	<b>55,000.00</b>				
Middletown Leasing Office	Replace office furniture	1406		\$	5,000.00				
	Replace carpet and base	1406		\$	10,000.00				
	Paint Office interiors	1406		\$	2,500.00				
	Wall mount drop box	1406		\$	1,000.00				
	Replace computers/servers/phone system/furniture	1406		\$	37,500.00				
<b>SUBTOTAL</b>				\$	<b>56,000.00</b>				
	Security	1408		\$	11,736.00				
	<b>SUBTOTAL</b>	<b>1406</b>		\$	<b>56,000.00</b>				
	<b>SUBTOTAL</b>	<b>1450</b>		\$	<b>20,000.00</b>				
	<b>SUBTOTAL</b>	<b>1460</b>		\$	<b>49,000.00</b>				
	<b>SUBTOTAL</b>	<b>1475</b>		\$	<b>45,000.00</b>				
	<b>TOTAL OH01500055P</b>			\$	<b>136,736.00</b>				

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
<b>OH015000056P</b>									
<b>Townhomes West</b>	Repair wood stair treads and install vinyl treads	1460	all	\$	40,000.00				
	Install hard-wired smoke detectors w/ battery backup	1465.1		\$	32,000.00				
	Speed Bumps	1450		\$	5,000.00				
	<b>SUBTOTAL</b>			\$	<b>77,000.00</b>				
<b>Townhomes East</b>	None			\$	-				
	<b>SUBTOTAL</b>			\$	-				
<b>Midtonia Village</b>	NONE			\$	-				
	<b>SUBTOTAL</b>			\$	-				
	Security	1408		\$	11,736.00				
	<b>SUBTOTAL</b>	<b>1450</b>		\$	<b>5,000.00</b>				
	<b>SUBTOTAL</b>	<b>1460</b>		\$	<b>40,000.00</b>				
	<b>SUBTOTAL</b>	<b>1465.1</b>		\$	<b>32,000.00</b>				
	<b>TOTAL OH015000056P</b>			\$	<b>88,736.00</b>				

Development Number/ Name	General Description of Major Work Items	Development Account Number	Quantity	Estimated Cost			Funds Obligated 2/	Funds Expended 2/	Status of Proposed Work 1/
				Original	Revised 1/	Difference 1/			
<b>OH01500057P</b>									
<b>Concord Green</b>	Point, clean & seal masonry	1460	3	\$ 19,000.00					
	<b>SUBTOTAL</b>			<b>\$ 19,000.00</b>					
<b>Freedom Court</b>	Repair/replace structural collapse	1460	2	\$ 80,000.00					
	<b>SUBTOTAL</b>			<b>\$ 80,000.00</b>					
<b>Middletown Estates</b>	ADA CONVERSIONS	1460	2	\$ 80,000.00					
	<b>SUBTOTAL</b>			<b>\$ 80,000.00</b>					
<b>Reuben Doty Estates</b>	NONE			\$ -					
	<b>SUBTOTAL</b>			<b>\$ -</b>					
	Security	1408		\$ 10,106.00					
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$ 179,000.00</b>					
	<b>TOTAL OH01500057P</b>			<b>\$ 189,106.00</b>					

HA Name: <b>Butler Metropolitan Housing Authority</b>	Locality: (City/County & State) <b>Hamilton, Middletown, Butler County, Ohio</b>	[ x ] <b>Original</b> [ ] Revised			
A. Development Number/Name	Work Statement for Year 1 FFY: 2008	Work Statement For Year 2 FFY: 2009	Work Statement For Year 3 FFY: 2010	Work Statement For Year 4 FFY: 2011	Work Statement For Year 5 FFY: 2012
OH015000051P Bambo Harris		\$ 189,354.70	\$ 189,354.70	\$ 200,000.00	\$ 200,000.00
OH015000052P Riverside Homes Dayton Lane	<b>See</b>	\$ 197,315.00	\$ 133,000.00	\$ 89,354.70	\$ 149,354.70
OH015000053P Dr. Henry Long Tower Jackson Bosch Manor Thornhill Subdivision	<b>Annual</b>	\$ 71,900.00	\$ 62,550.00	\$ 25,500.00	\$ 100,000.00
OH015000054P Hamilton Scattered Sites Winding Creek Subdivision Mark C. Petty Plaza	<b>Statement</b>	\$ 68,000.00	\$ 212,050.00	\$ 23,727.69	\$ 347,400.00
		\$ 96,015.00	\$ 41,000.00	\$ -	\$ -
		\$ 96,526.76	\$ -	\$ 57,727.69	\$ 17,000.00
		\$ -	\$ 165,393.00	\$ 90,000.00	\$ 60,000.00
		\$ 97,907.84	\$ 71,000.00	\$ 15,000.00	\$ -
		\$ 31,000.00	\$ 91,769.00	\$ 28,000.00	\$ -
B. Physical Improvements Sub Total (See Next Page)		<b>\$ 848,019.30</b>	<b>\$ 966,116.70</b>	<b>\$ 529,310.08</b>	<b>\$ 873,754.70</b>
C. Management Improvements		<b>SEE</b>	<b>SEE</b>	<b>SEE</b>	<b>SEE</b>
HA-Wide Non-Dwelling: Structures					
HA-Wide Non-Dwelling: Equipment					
E. Administration		<b>NEXT</b>	<b>NEXT</b>	<b>NEXT</b>	<b>NEXT</b>
F. Other					
G. Replacement Reserve Contingency		<b>PAGE</b>	<b>PAGE</b>	<b>PAGE</b>	<b>PAGE</b>
H. Total CFP Funds					
I. Total Non-CFP Funds					
J. Grand Total					

A. Development Number/Name	Statement for Year 1 FFY: 2007	For Year 2 FFY: 2009	For Year 3 FFY: 2010	For Year 4 FFY: 2011	For Year 5 FFY: 2012
OH015000055P The Townhouse John Ross Hunt Tower	<b>See</b>	\$ 5,000.00	\$ 19,500.00	\$ 65,000.00	\$ -
		\$ 165,000.00	\$ 71,500.00	\$ 85,700.00	\$ -
OH015000056P Townhomes West Townhomes East Midtonia Village	<b>Annual</b>	\$ 59,000.00	\$ 25,400.00	\$ -	\$ 393,000.00
		\$ 52,000.00	\$ -	\$ -	\$ -
		\$ 37,000.00	\$ 77,600.00	\$ 15,000.00	\$ 25,000.00
OH015000057P Concord Green Freedom Court Middletown Estates Reuben Doty Esatets	<b>Statement</b>	\$ 14,000.00	\$ -	\$ -	\$ -
		\$ 96,000.00	\$ 103,150.00	\$ 225,000.00	\$ -
		\$ 30,000.00	\$ 63,500.00	\$ 225,000.00	\$ -
		\$ 20,000.00	\$ -	\$ 159,000.00	\$ -
B. Physical Improvements 1450 & 1460 From this page: Sub-Total From prior page: Sub-Total		\$ 478,000.00	\$ 360,650.00	\$ 774,700.00	\$ 418,000.00
		\$ 848,019.30	\$ 966,116.70	\$ 529,310.08	\$ 873,754.70
	<b>Grand Total</b>	<b>\$ 1,326,019.30</b>	<b>\$ 1,326,766.70</b>	<b>\$ 1,304,010.08</b>	<b>\$ 1,291,754.70</b>
C. Operations 1406		\$ 107,000.00	\$ 107,000.00	\$ 107,000.00	\$ 107,000.00
D. Management Improvements 1408		\$ 68,460.00	\$ 71,883.00	\$ 75,477.15	\$ 79,189.01
HA-Wide Non-Dwelling: Structures 1470		\$ -	\$ -	\$ -	\$ -
HA-Wide Non-Dwelling: Equipment 1475		\$ 72,000.00	\$ 72,000.00	\$ 72,000.00	\$ 72,000.00
E. Administration 1410		\$ 115,720.00	\$ 121,506.00	\$ 127,581.30	\$ 133,960.37
F. Other Fees & Costs 1430 Dwelling Equipment 1465		\$ 75,263.94	\$ 63,207.54	\$ 74,089.71	\$ 73,938.92
		\$ 42,000.00	\$ 44,100.00	\$ 46,305.00	\$ 48,620.25
G. Replacement Reserve		\$ -	\$ -	\$ -	\$ -
H. Contingency 1502		\$ 157,083.76	\$ 157,083.76	\$ 157,083.76	\$ 157,083.76
H. Total CFP Funds (available)		\$ 1,963,547.00	\$ 1,963,547.00	\$ 1,963,547.00	\$ 1,963,547.00
I. Total Non-CFP Funds		\$ -	\$ -	\$ -	\$ -
J. Grand Total		<b>\$ 1,963,547.00</b>	<b>\$ 1,963,547.00</b>	<b>\$ 1,963,547.00</b>	<b>\$ 1,963,547.00</b>

Work Statement for Year 1 FFY: 2008	Work Statement Year 2 FFY: 2009			Work Statement Year 3 FFY: 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE  ANNUAL  STATEMENT	OH 15-ALL, HA Wide		\$ 287,920.00	OH 15-ALL, HA Wide		\$ 287,920.00
	Total OH 15-ALL		\$ 287,920.00	Total OH 15-ALL		\$ 287,920.00
	OH 15-1, Bambo Harris Ernest Funds		\$ 189,354.70	OH15-1, Bambo Harris Ernest Funds		\$ 189,354.70
	Total OH 15-1		\$ 189,354.70	Total OH 15-1		\$ 189,354.70
	TOTAL OH015000051P		\$ 189,354.70	TOTAL OH015000051P		\$ 189,354.70
	OH 15-2, Riverside Homes Demo Funds		\$ 197,315.00	OH 15-2, Riverside Homes Demo Funds		\$ 133,000.00
	OH 15-14, Dayton Lane Gardens Repair/replace security cameras		\$ 5,000.00	OH 15-14, Dayton Lane Gardens Repair/replace site concrete	all	\$ 25,000.00
	Replace boilers	2	\$ 66,900.00	Replace intercom system	all	\$ 17,150.00
	Total OH 15-14		\$ 71,900.00	Install new parking lot & site lighting	all	\$ 20,400.00
	TOTAL OH015000052P		\$ 71,900.00	TOTAL OH015000052P		\$ 195,550.00
	OH 15-3, Dr. Henry Long Tower Install kitchen recirculating rangehoods	all	\$ 63,000.00	OH 15-3, Dr. Henry Long Tower Replace hallway carpeting and base	all	\$ 75,450.00
	Repair/replace security cameras		\$ 5,000.00	Replace apartment unit electric breaker panels	all	\$ 129,000.00
Total OH 15-3		\$ 68,000.00	Add brighter security lighting	tbd	\$ 7,600.00	
TOTAL OH 15-3		\$ 68,000.00	Total OH 15-3		\$ 212,050.00	
OH 15-12, Jackson Bosch Manor Upgrade whole-house wiring	all	\$ 61,015.00	OH 15-12, Jackson Bosch Manor Renovate Laundry space	1	\$ 20,000.00	
Replace interior doors, frames & hardware	all	\$ 35,000.00	Replace damaged parking lot	1	\$ 12,000.00	
Total OH 15-12		\$ 96,015.00	Repair/replace sidewalks	all	\$ 9,000.00	
TOTAL OH 15-12		\$ 96,015.00	Total OH 15-12		\$ 41,000.00	
OH 15-15, Thornhill Subdivision Point, clean and seal masonry	17	\$ 52,526.76	OH 15-15, Thornhill Subdivision NONE		\$ -	
Replace flooring	17	\$ 44,000.00	Total OH 15-15		\$ -	
Total OH 15-15		\$ 96,526.76	TOTAL OH 15-15		\$ -	
TOTAL OH015000053P		\$ 260,541.76	TOTAL OH015000053P		\$ 253,050.00	
Subtotal of Estimated Cost		\$ 521,796.46	Subtotal of Estimated Cost		\$ 637,954.70	

Work Statement for Year 1 FFY: 2008	Work Statement Year 2 FFY: 2009			Work Statement Year 3 FFY: 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE  ANNUAL  STATEMENT	OH 15-10, Hamilton Scattered Sites None		\$ -	OH 15-10, Hamilton Scattered Sites Miscellaneous repairs	5	\$ 165,393.00
	<b>Total OH 15-10</b>		<b>\$ -</b>	<b>Total OH 15-10</b>		<b>\$ 165,393.00</b>
	OH 15-16, Winding Creek Subdivision			OH 15-16, Winding Creek Subdivision		
	Replace bathrooms complete	40	65,907.84	Site perimeter tree/shrub removal/trimming	all	\$ 19,000.00
	Repair, clean and seal masonry	tbd	\$ 32,000.00	Backfill /regrade around foundations	tbd	\$ 40,000.00
				Repair structural foundation failures	all	\$ 12,000.00
	<b>Total OH 15-16</b>		<b>97,907.84</b>	<b>Total OH 15-16</b>		<b>71,000.00</b>
	OH 15-17, Mark C. Petty Plaza			OH 15-17, Mark C. Petty Plaza		
	Replace compactor	1	26,000.00	Convert security light poles to breakdown type	all	\$ 4,000.00
	Repair/replace security cameras		\$ 5,000.00	Repair/replace front parking lot	1	\$ 55,769.00
			Replace hallway carpeting	all	\$ 32,000.00	
<b>Total OH15-17</b>		<b>\$ 31,000.00</b>	<b>Total OH15-17</b>		<b>\$ 91,769.00</b>	
<b>TOTAL OH015000054P</b>		<b>\$ 128,907.84</b>	<b>TOTAL OH015000054P</b>		<b>\$ 328,162.00</b>	
OH15-04C, The Townhouse			OH15-04C, The Townhouse			
Repair/replace security cameras		\$ 5,000.00	Replace penthouse access ladder	1	\$ 3,500.00	
<b>Total OH 15-4C</b>		<b>\$ 5,000.00</b>	Install security lighting & replace existing	all	\$ 6,500.00	
			Provide front & rear elec. Entry door operators	2	\$ 9,500.00	
			<b>Total OH 15-4C</b>		<b>\$ 19,500.00</b>	
OH 15-5, John Ross Hunt Tower			OH 15-5, John Ross Hunt Tower			
Replace sewer risers	all	\$ 160,000.00	Install ADA compliant stairwell handrails	all	\$ 16,000.00	
Repair/replace security cameras		\$ 5,000.00	Repair/replace site concrete	all	\$ 9,000.00	
			Replace intercom system	all	\$ 21,000.00	
<b>Total OH 15-5</b>		<b>\$ 165,000.00</b>	Replace common area window coverings	all	\$ 4,500.00	
			Provide walk from rear prkg. Lot to entry	1	\$ 4,000.00	
<b>TOTAL OH015000055P</b>		<b>\$ 170,000.00</b>	Clean/repair/seal rear parking lot	all	\$ 17,000.00	
			<b>Total OH 15-5</b>		<b>\$ 71,500.00</b>	
			<b>TOTAL OH015000055P</b>		<b>\$ 91,000.00</b>	
	Subtotal of Estimated Cost		\$ 298,907.84	Subtotal of Estimated Cost		\$ 419,162.00

Work Statement	Work Statement Year 2 FFY: 2009			Work Statement Year 3 FFY: 2010			
for Year 1 FFY: 2008	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
<b>SEE ANNUAL STATEMENT</b>	<b>OH 15-4A, Townhomes West</b> Replace wood brickledge & flashing		\$ 59,000.00	<b>OH 15-4A, Townhomes West</b> Replace ext. wall weather vent caps Repair/replace wood privacy fences	all all	\$ 5,400.00 \$ 20,000.00	
	<b>Total OH 15-4A</b>		<b>\$ 59,000.00</b>	<b>Total OH 15-4A</b>		<b>\$ 25,400.00</b>	
	<b>OH 15-4B, Townhomes East</b> Relocation funds		\$ 52,000.00	<b>OH 15-4B, Townhomes East</b> NONE		\$ -	
	<b>Total OH 15-4B</b>		<b>\$ 52,000.00</b>	<b>Total OH 15-4B</b>		<b>\$ -</b>	
	<b>OH 15-8, Midtonia Village</b> Repair/replace window in-fill panels Replace front entry steel canopy supports	all all	\$ 22,000.00 \$ 15,000.00	<b>OH 15-8, Midtonia Village</b> Repair/replace sidewalks Install ADA curb cuts Enclose beneath stair case	all 6 56	\$ 14,200.00 \$ 7,400.00 \$ 56,000.00	
	<b>Total OH 15-8</b>		<b>\$ 37,000.00</b>	<b>Total OH 15-8</b>		<b>\$ 77,600.00</b>	
	<b>TOTAL OH015000056P</b>		<b>\$ 148,000.00</b>	<b>TOTAL OH015000056P</b>		<b>\$ 103,000.00</b>	
	<b>OH 15-6, Concord Green</b> Paint siding & trim Replace stair handrails	all 12	\$ 8,500.00 \$ 5,500.00	<b>OH 15-6, Concord Green</b> NONE		\$ -	
	<b>Total OH 15-6</b>		<b>\$ 14,000.00</b>	<b>Total OH 15-6</b>		<b>\$ -</b>	
	<b>OH 15-7, Freedom Court</b> Replace entry doors, frames, hardware & screen doors	122	\$ 96,000.00	<b>OH 15-7, Freedom Court</b> Replace water heaters Replace gutters & downspouts Replace shed drs., frames & hrdwr.	31 all 61	\$ 18,600.00 \$ 26,000.00 \$ 58,550.00	
<b>Total OH 15-7</b>		<b>\$ 96,000.00</b>	<b>Total OH 15-7</b>		<b>\$ 103,150.00</b>		
<b>OH 15-13, Middletown Estates</b> Insulate crawlspace, waterlines & ductwork	40	\$ 30,000.00	<b>OH 15-13, Middletown Estates</b> Foundation repairs Chainlink fence repairs Replace selected concrete driveways	all all all	\$ 8,500.00 \$ 15,000.00 \$ 40,000.00		
<b>Total OH 15-13</b>		<b>\$ 30,000.00</b>	<b>Total OH 15-13</b>		<b>\$ 63,500.00</b>		
<b>OH 15-19, Reuben Doty Estates</b> Replace damaged concrete walks and parking pads	tbd	\$ 20,000.00	<b>OH 15-19, Reuben Doty Estates</b> NONE		\$ -		
<b>Total OH15-19</b>		<b>20,000.00</b>	<b>Total OH15-19</b>		<b>\$ -</b>		
<b>TOTAL OH015000057P</b>		<b>\$ 160,000.00</b>	<b>TOTAL OH015000057P</b>		<b>\$ 166,650.00</b>		
Subtotal of Estimated Cost			<b>\$ 308,000.00</b>	Subtotal of Estimated Cost			<b>\$ 269,650.00</b>

Five Year Action Plan  
Part II - Supporting pages

FFY 2008

and Urban Development  
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2008	Work Statement Year 4 FFY: 2011			Work Statement Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	OH 15-ALL, HA Wide		\$ 287,920.00	OH 15-ALL, HA Wide		\$ 287,920.00
	Total OH 15-ALL		\$ 287,920.00	Total OH 15-ALL		\$ 287,920.00
	OH 15-1, Bambo Harris HOPE VI Ernest Funds Total OH 15-1		\$ 200,000.00 \$ 200,000.00	OH 15-1, Bambo Harris HOPE VI Ernest Funds Total OH 15-1		\$ 200,000.00 \$ 200,000.00
	TOTAL OH015000051P		\$ 200,000.00	TOTAL OH015000051P		\$ 200,000.00
	OH 15-2, Riverside Homes ERNEST FUNDS Total OH 15-2		\$ 89,354.70 \$ 89,354.70	OH 15-2, Riverside Homes ERNEST FUNDS Total OH 15-2		\$ 149,354.70 \$ 149,354.70
	OH 15-14, Dayton Lane Gardens Replace flat membrane roofing Front entry elec door operator Total OH 15-14	1	\$ 15,000.00 \$ 10,500.00 \$ 25,500.00	OH 15-14, Dayton Lane Gardens Commercial Kitchen Renovations Total OH 15-14		\$ 100,000.00 \$ 100,000.00
	TOTAL OH015000052P		\$ 114,854.70	TOTAL OH015000052P		\$ 249,354.70
	OH 15-3, Dr. Henry Long Tower Install rear door operator Replace apartment unit metal bi-fold closet doors Total OH 15-3	1 129	\$ 8,092.00 \$ 15,635.69 \$ 23,727.69	OH 15-3, Dr. Henry Long Tower Replace apartment unit hvac coils Fascade improvements Replace sewer risers Total OH 15-3	all	\$ 77,400.00 \$ 100,000.00 \$ 170,000.00 \$ 347,400.00
	OH 15-12, Jackson Bosch Manor NONE Total OH 15-12		\$ - \$ -	OH 15-12, Jackson Bosch Manor NONE Total OH 15-12		\$ - \$ -
	OH 15-15, Thornhill Subdivision Backfill /regrade around foundations Total OH 15-15	17	\$ 34,000.00 \$ 34,000.00	OH 15-15, Thornhill Subdivision Landscaping Total OH 15-15		\$ 17,000.00 \$ 17,000.00
	TOTAL OH015000053P		\$ 57,727.69	TOTAL OH015000053P		\$ 364,400.00
	Subtotal of Estimated Cost		\$ 372,582.39	Subtotal of Estimated Cost		\$ 813,754.70

Work Statement for Year 1 FFY: 2008	Work Statement Year 4 FFY: 2011			Work Statement Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE  ANNUAL STATEMENT	OH 15-10, Hamilton Scattered Sites Miscellaneous Repairs <b>Total OH 15-10</b>	5	\$ 90,000.00 \$ 90,000.00	OH 15-10, Hamilton Scattered Sites Miscellaneous repairs <b>Total OH 15-10</b>	5	\$ 60,000.00 \$ 60,000.00
	OH 15-16, Winding Creek Subdivision Repair perimeter site fencing  <b>Total OH 15-16</b>	tbd	\$ 15,000.00  15,000.00	OH 15-16, Winding Creek Subdivision NONE  <b>Total OH 15-16</b>		\$ -  \$ -
	OH 15-17, Mark C. Petty Plaza Replace kitchen outlets w/ GFCI devices Clean/repair/seal rear parking lot  <b>Total OH15-17</b>	all all	\$ 3,000.00 \$ 25,000.00  \$ 28,000.00	OH 15-17, Mark C. Petty Plaza NONE  <b>Total OH15-17</b>		\$ -  \$ -
	<b>TOTAL OH015000054P</b>		<b>\$ 133,000.00</b>	<b>TOTAL OH015000054P</b>		<b>\$ 60,000.00</b>
	OH 15-4C, The Townhouse Replace boilers  <b>Total OH 15-4C</b>	all	\$ 65,000.00  \$ 65,000.00	OH 15-4C, The Townhouse NONE  <b>Total OH 15-4C</b>		\$ -  \$ -
	OH 15-5, John Ross Hunt Tower Replace unit windows  <b>Total OH 15-5</b>	all	\$ 85,700.00  \$ 85,700.00	OH 15-5, John Ross Hunt Tower NONE  <b>Total OH 15-5</b>		\$ -  \$ -
	<b>TOTAL OH015000055P</b>		<b>\$ 150,700.00</b>	<b>TOTAL OH015000055P</b>		<b>\$ -</b>
	Subtotal of Estimated Cost		<b>\$ 283,700.00</b>	Subtotal of Estimated Cost		<b>\$ 60,000.00</b>

Work Statement for Year 1 FFY: 2008	Work Statement Year 4 FFY: 2011			Work Statement Year 5 FFY: 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<b>OH 15-4A, Townhomes West</b> NONE		\$ -	<b>OH 15-4A, Townhomes West</b> Replace windows	416	\$ 150,000.00
				Replace kitchens Complete	98	\$ 243,000.00
	<b>Total OH 15-4A</b>		<b>\$ -</b>	<b>Total OH 15-4A</b>		<b>\$ 393,000.00</b>
	<b>OH 15-4B, Townhomes East</b> NONE		\$ -	<b>OH 15-4B, Townhomes East</b> NONE		\$ -
	<b>Total OH 15-4B</b>		<b>\$ -</b>	<b>Total OH 15-4B</b>		<b>\$ -</b>
	<b>OH 15-8, Midtonia Village</b> Backfill & regrade around foundations	tbd	\$ 15,000.00	<b>OH 15-8, Midtonia Village</b> Repair/replace roofing systems	tbd	\$ 25,000.00
	<b>Total OH 15-8</b>		<b>\$ 15,000.00</b>	<b>Total OH 15-8</b>		<b>\$ 25,000.00</b>
	<b>TOTAL OH015000056P</b>		<b>\$ 15,000.00</b>	<b>TOTAL OH015000056P</b>		<b>\$ 418,000.00</b>
	<b>OH 15-6, Concord Green</b> NONE		\$ -	<b>OH 15-6, Concord Green</b> NONE		\$ -
	<b>Total OH 15-6</b>		<b>\$ -</b>	<b>Total OH 15-6</b>		<b>\$ -</b>
<b>OH 15-7, Freedom Court</b> Replace roofing shingles, underlayment & flashing	26	\$ 225,000.00	<b>OH 15-7, Freedom Court</b> NONE		\$ -	
<b>Total OH 15-7</b>		<b>\$ 225,000.00</b>	<b>Total OH 15-7</b>		<b>\$ -</b>	
<b>OH 15-13, Middletown Estates</b> Backfill/regrade around foundations Miscellaneous exterior painting	64 64	\$60,000.00 \$80,000.00	<b>OH 15-13, Middletown Estates</b> NONE		\$ -	
<b>Total OH 15-13</b>		<b>\$ 140,000.00</b>	<b>Total OH 15-13</b>		<b>\$ -</b>	
<b>OH 15-19, Reuben Doty Estates</b> Replace water heaters Replace furnaces, clean ductwork and install A C	44 44	30,000.00 129,000.00	<b>OH 15-19, Reuben Doty Estates</b> NONE		\$ -	
<b>Total OH15-19</b>		<b>\$ 159,000.00</b>	<b>Total OH15-19</b>		<b>\$ -</b>	
<b>TOTAL OH015000057P</b>		<b>\$ 524,000.00</b>	<b>TOTAL OH015000057P</b>		<b>\$ -</b>	
Subtotal of Estimated Cost			<b>\$ 401,500.00</b>	Subtotal of Estimated Cost		

Part III: Implementation Schedule  
Capital Fund Program (CFP 108)

FFY 2008

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-1 Bambo Harris	9/12/2010			9/12/2012			
OH15-2 Riverside Homes	9/12/2010			9/12/2012			
OH15-3 Dr. Henry Long Tower	9/12/2010			9/12/2012			
OH15-4A Townhomes West	9/12/2010			9/12/2012			
OH15-4B Townhomes East	9/12/2010			9/12/2012			
OH15-4C The Townhouse	9/12/2010			9/12/2012			
OH15-6 Concord Green	9/12/2010			9/12/2012			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-10 Hamilton Scattered Sites	9/12/2010			9/12/2012			
OH15-13 Middletown Estates	9/12/2010			9/12/2012			
OH15-14 Dayton Lane Gardens	9/12/2010			9/12/2012			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons For Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
OH15-16 Winding Creek Subdivision	9/12/2010			9/12/2012			
OH15-17 Mark C. Petty Plaza	9/12/2010			9/12/2012			
HA-Wide Management Improvements	9/12/2010			9/12/2012			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

HA Name  <p style="text-align: center;"><b>BUTLER METROPOLITAN HOUSING AUTHORITY</b></p>	Capital Fund Program Number  <p style="text-align: center;"><b>OH10P01550107</b></p>	FFY of Grant Approval  <p style="text-align: center;">2007</p>			
<input type="checkbox"/> Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			<input type="checkbox"/> Revised Annual Statement Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	196,312	196,312	-	-
3	1408 Management Improvements	72,828	72,828	-	-
4	1410 Administration	110,700	110,700	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	94,942	94,942	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	124,000	124,000	-	-
10	1460 Dwelling Structures	845,704	845,704	3,921	3,921
11	1465.1 Dwelling Equipment	74,200	74,200	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	64,000	64,000	-	-
14	1485 Demolition	223,776	223,776	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	157,085	157,085	-	-
20	<b>Amount of Annual Grant (sum of lines 2-19)</b>	1,963,547	1,963,547	3,921	3,921
21	Amount of Line 20 Related to LBP Activities	22,000.00	22,000		
22	Amount of Line 20 Related to 504 Compliance	80,000	80,000		
23	Amount of Line 20 Related to Security	72,828	72,828		
24	Amount of Line 20 Related to Energy Conservation	-	-		
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

<b>HA Name</b>  <b>BUTLER METROPOLITAN HOUSING AUTHORITY</b>		<b>Capital Fund Program Number</b>  <b>OH10P01550106</b>		<b>FFY of Grant Approval</b>  2006	
<input type="checkbox"/> <b>Annual Statement</b> <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		Revision # 1	
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	205,648	205,648	201,012	-
3	1408 Management Improvements	72,828	72,828	-	-
4	1410 Administration	202,384	202,384	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	159,542	159,542	66,482	2,740
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	86,210	86,210	67,341	36,919
10	1460 Dwelling Structures	639,620	639,620	442,131	91,903
11	1465.1 Dwelling Equipment	233,000	233,000	159,747	12,495
12	1470 Nondwelling Structures	75,000	75,000	-	-
13	1475 Nondwelling Equipment	64,000	64,000	-	-
14	1485 Demolition	131,500	131,500	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	140,388	140,388	-	-
20	<b>Amount of Annual Grant (sum of lines 2-19)</b>	<b>2,010,120</b>	<b>2,010,120</b>	<b>936,714</b>	<b>144,056</b>
21	Amount of Line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to 504 Compliance	155,000	155,000		
23	Amount of Line 20 Related to Security	107,828	107,828		
24	Amount of Line 20 Related to Energy Conservation	-			
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

<b>HA Name</b>  <b>BUTLER METROPOLITAN HOUSING AUTHORITY</b>		<b>Capital Fund Program Number</b>  <b>OH10P01550105</b>		<b>FFY of Grant Approval</b>  2005	
<input type="checkbox"/> <b>Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		<input checked="" type="checkbox"/> Revised Annual Statement Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		Revision # 4	
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	205,601	196,466	196,466	-
3	1408 Management Improvements	60,000	60,000	60,000	46,507
4	1410 Administration	132,946	106,734	106,734	106,734
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	276,092	231,177	231,177	214,488
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	177,143	59,569	59,569	55,119
10	1460 Dwelling Structures	842,659	1,200,928	1,200,928	609,774
11	1465.1 Dwelling Equipment	24,000	30,288	30,288	23,318
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	89,166	153,317	153,317	142,851
14	1485 Demolition	89,709	8,000	8,000	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	159,163	10,000	10,000	-
20	<b>Amount of Annual Grant (sum of lines 2-19)</b>	<b>2,056,479</b>	<b>2,056,479</b>	<b>2,056,479</b>	<b>1,198,791</b>
21	Amount of Line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to 504 Compliance	-			
23	Amount of Line 20 Related to Security	-			
24	Amount of Line 20 Related to Energy Conservation	-			
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

HA Name  <p style="text-align: center;"><b>BUTLER METROPOLITAN HOUSING AUTHORITY</b></p>		Capital Fund Program Number  <p style="text-align: center;"><b>OH10P01550104</b></p>		FFY of Grant Approval  <p style="text-align: center;">2004</p>	
<input type="checkbox"/> Annual Statement		<input type="checkbox"/> Revised Annual Statement Revision		Revision 4	
<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operations	213,922	213,922	213,922	-
3	1408 Management Improvements	45,325	45,325	45,325	45,325
4	1410 Administration	149,157	149,157	149,157	149,157
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	147,502	147,502	147,502	121,234
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvements	177,268	177,268	177,268	165,005
10	1460 Dwelling Structures	1,313,009	1,313,009	1,313,009	1,252,991
11	1465.1 Dwelling Equipment	20,150	20,150	20,150	20,150
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	81,783	81,783	81,783	63,269
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (May not exceed 8% of Line 20)	-	-	-	-
20	<b>Amount of Annual Grant (sum of lines 2-19)</b>	2,148,116	2,148,116	2,148,116	1,817,131
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security	-	-	-	-
24	Amount of Line 20 Related to Energy Conservation	-	-	-	-
Signature of Executive Director and Date		Signature of Public Housing Director and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report