

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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

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

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2008**

# **PHA Name: Erie Metropolitan Housing Authority**

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Erie Metropolitan Housing Authority

**PHA Number:** OH028

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2008

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 246  
 Number of S8 units: 1,047

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

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

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

**PHA Plan Contact Information:**

Name: Ralph Chamberlain  
 TDD:

Phone: (419) 625-0262

Email (if available): emharalph@accsandusky.com

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library       PHA website       Other (list below)

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

Main business office of the PHA       PHA development management offices

Other (list below)

## Streamlined Annual PHA Plan Fiscal Year 2008

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

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

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#### **A. PHA PLAN COMPONENTS**

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

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

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

**B. Site-Based Waiting Lists – Coming Year**

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

- If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

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

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

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

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

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

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

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

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

Erie Metropolitan Housing Authority has an approved application from HUD's Special Application Center (SAC) for the disposition of a public housing unit located at 713 John Street; Sandusky, Ohio 44870 within development OH028012 – Western Reserve in exchange for a similar replacement property from the Firelands Regional Medical Center due to the hospital's expansion. This is application number DDA0002243.

Erie Metropolitan Housing Authority has an approved application from HUD's SAC for the disposal of a public housing unit located at 1107 Wamajo, Sandusky, Ohio 44870 within development OH028007.

Erie Metropolitan Housing Authority is considering submitting an application to the SAC regarding the Section 32 Homeownership plan. As a high performing housing authority, that program provides for an exemption of the requirement to state this intent in the Annual Plan. It is currently not known when or if such a plan will be approved.

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

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

each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 50

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:

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

Continue to promote, advise, and work with FSS and HCV Program participants interested in the homeownership program. Continue relationships with Bay Area Neighborhood Development Corporation for additional counseling and the City of Sandusky and County of Erie for additional down payment assistance programs.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):  
Bay Area Neighborhood Development Corporation (BANDC) to provide additional counseling to interested participants; BANDC has provided similar services to the City of Sandusky for the last three (3) years.
- Demonstrating that it has other relevant experience (list experience below):  
Erie Metropolitan Housing Authority has had eleven (11) homeownership closings since its inception of the program locally. Currently, two (2) additional participants have also been pre-approved for mortgages.

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: City of Sandusky
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - Improve existing housing stock
  - Increase homeownership rates – down payment assistance

Support efforts of EMHA to promote resident councils  
 Partner with non-profit for new construction for new homeownership opportunities

1. Consolidated Plan jurisdiction: State of Ohio

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

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

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

- Actions to Foster and Maintain Affordable Housing
- Actions to Address Underserved Needs
- Actions to Reduce Lead Paint Hazards

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
✓	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs,	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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.	
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	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
✓	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
✓	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
✓	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Erie Metropolitan Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH12P02850108 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2008
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$155,208	\$0	\$0	\$0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	15,520	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	20,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	84,480	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	9000 Debt Service Repayment	98,510	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of CFFP Proceeds: (sum of lines 2 – 19)	\$373,718.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 compliance				
24	Amount of line 20 Related to Security – Soft Costs				
25	Amount of Line 20 Related to Security – Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Erie Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02850108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	1406 Operations	1406		\$155,208	\$0	\$0	\$0	
PHA-Wide	1408 Mgmt Improvemts	1408		0	0	0	0	
PHA-Wide	1410 Administration	1410		15,520	0	0	0	
PHA-Wide	1411 Audits	1411		0	0	0	0	
PHA-Wide	1415 Liqdated Damages	1415		0	0	0	0	
PHA-Wide	1430 Fees&Costs-A&E	1430		20,000	0	0	0	
PHA-Wide	1440 Site Acquisition	1440		0	0	0	0	
PHA-Wide	1490 Replacement Resv.	1490		0	0	0	0	
PHA-Wide	9000 Debt Serv. Repmt	9000		98,510	0	0	0	
	Subtotal			\$289,238	\$0	\$0	\$0	
OH28-1	1450 Site Improvements	1450		\$0	\$0	\$0	\$0	
OH28-1	1460 Dwelling Structure AMP 2	1460		25,000	0	0	0	
OH28-1	1460 Dwelling Structure AMP 1	1460		59,480	0	0	0	
OH28-1	1465 Dwelling Equipmt	1465		0	0	0	0	
OH28-1	1470 Non-Dwelling Structures	1470		0	0	0	0	
OH28-1	1475 Non-Dwelling Equipment	1475		0	0	0	0	
OH28-1	1485 Demolition Costs	1485		0	0	0	0	
OH28-1	1495 Relocation Cost	1495		0	0	0	0	
	Total Cost for Development			\$84,480	\$0	\$0	\$0	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Erie Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P02850108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA-Wide</b>							
Operations	09/30/08			06/30/09			
Administration	09/30/08			06/30/09			
A&E Fees	12/31/08			03/31/09			
OH28-01	06/30/09			06/30/09			
Debt Service	09/30/08			09/30/08			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Erie Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$78,550.00	\$124,206.00	\$33,352.71	\$33,352.71
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	37,700.00	37,371.00	3,335.28	3,335.28
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,000.00	11,500.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	114,931.00	110,203.10	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	9000 Debt Service Repayment	121,556.00	90,737.90	0.00	0.00
20	1502 Contingency		0.00	0.00	0.00
21	Amount of CFFP Proceeds: (sum of lines 2 – 19)	\$377,737.00	\$373,718.00	\$36,687.99	\$36,687.99
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 compliance				
24	Amount of line 20 Related to Security – Soft Costs				
25	Amount of Line 20 Related to Security – Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P02850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	1406 Operations	1406		\$78,550.00	\$0.00	\$0.00	\$0.00	
	AMP#1			0.00	5,750.00	19,095.25	19,095.25	
	AMP#2			0.00	118,456.00	14,257.46	14,257.46	
	Total 1406			\$78,550.00	\$124,206.00	\$33,352.71	\$33,352.71	
PHA-Wide	1410 Administration	1410		\$37,700.00	\$0.00	\$0.00	\$0.00	
	AMP#1			0.00	9,426.00	1,909.53	1,909.53	
	AMP#2			0.00	27,945.00	1,425.75	1,425.75	
	Total 1410			\$37,700.00	\$37,371.00	\$3,335.28	\$3,335.28	
PHA-Wide	1430 Fees & Costs	1430		\$25,000.00	\$0.00	\$0.00	\$0.00	
	AMP#1			0.00	0.00	0.00	0.00	
	AMP#2			0.00	11,500.00	0.00	0.00	
	Total 1430			\$25,000.00	\$11,500.00	\$0.00	\$0.00	
PHA-Wide	9000 Debt Service (AMP#2)	9000		121,556.00	90,437.90	0.00	0.00	
	Subtotal			\$262,806.00	\$263,514.90	\$36,687.99	\$36,687.99	
	1460 Dwelling Str.-AMP#1	1460		\$69,931.00	\$110,203.10	\$0.00	\$0.00	
	1460 Dwelling Str.-AMP#2	1460		\$45,000.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$114,931.00	\$110,203.10	\$0.00	\$0.00	
	Total Cost for Development			\$114,931.00	\$110,203.10	\$0.00	\$0.00	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P02850107 Replacement Housing Factor No:				Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA-Wide</b>							
Operations	09/30/07	06/30/08		09/30/07	06/30/08		
Administration	09/30/07	06/30/08		09/30/07	06/30/08		
A&E Fees	12/31/07	03/31/08		03/31/08	06/30/08		
1460	06/30/08	09/30/08		06/30/08	09/30/08		
Debt Service	09/30/07	03/31/08		09/30/07	09/30/08		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P02850106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	26,159.00	10260.52	10,260.52	10,260.52
4	1410 Administration	36,420.00	22,606.23	22,606.23	22,606.23
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,500.00	18,351.80	18,351.80	18,351.80
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	314,522.00	235,870.32	229,562.45	204,962.45
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	9000 Debt Service Repayment	0.00	90,648.13	90648.13	11,866.15
20	1502 Contingency		0.00	0.00	0.00
21	Amount of CFFP Proceeds: (sum of lines 2 – 19)	\$384,601.00	\$377,737.00	\$371,429.13	\$268,047.15
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 compliance				
24	Amount of line 20 Related to Security – Soft Costs				
25	Amount of Line 20 Related to Security – Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Erie Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	1408 Management Imp. (Total)	1408		\$26,159.00	\$10,260.52	\$10,260.52	\$10,260.52	
	Admin. Salaries			16,284.00	8,751.76	8,751.76	8,751.76	
	Benefits			4,875.00	1,508.76	1,508.76	1,508.76	
	Training			5,000.00	0.00	0.00	0.00	
PHA-Wide	1410 Administration (Total)	1410		\$36,420.00	\$22,606.23	\$22,606.23	\$22,606.23	
	Technical Salaries			34,035.00	18,074.20	18,074.20	18,074.20	
	Benefits			2,385.00	4,532.03	4,532.03	4,532.03	
PHA-Wide	1430 Fees&Cost-A&E	1430		\$7,500.00	\$18,351.80	\$18,351.80	\$18,351.80	
	9000 Debt Repayment	9000		\$0.00	\$90,648.13	\$90,648.13	\$11,866.15	
	<b>SUBTOTAL</b>			<b>\$70,079.00</b>	<b>\$141,866.68</b>	<b>\$141,866.68</b>	<b>\$63,084.70</b>	
OH028-4 (Dev. #2)	1460 Dwelling Struct. (Total)	1460		\$314,522.00	\$170,246.49	\$170,246.49	\$170,246.49	
	BST Renovations			314,522.00	159,872.49	159,872.49	159,872.49	
	ECSC Skylight			0.00	8,700.00	8,700.00	8,700.00	
	ECSC Furnace			0.00	1,674.00	1,674.00	1,674.00	
OH028-7,8,9,12,13 (Dev. #1)	1460 Dwelling Structure (TOTAL)	1460		\$0.00	\$65,623.83	\$59,315.96	\$34,715.96	
	2059 E. Oldgate Renov.			0.00	24,850.00	24,850.00	24,850.00	
	424 Meigs Renovations			0.00	24,600.00	24,600.00	0.00	
	610 Shelby Renovations			0.00	9,865.96	9,865.96	9,865.96	
	Misc. House Repairs			0.00	6,307.87	0.00	0.00	

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P02850106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	09/30/06	03/31/07	3/31/07	12/31/06	03/31/07	03/31/07	
Development #2	12/31/06	06/30/07	12/31/07	06/30/07	12/31/07	12/31/07	
Development #1		03/31/08	03/31/08		03/31/08	03/31/08	

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number CFFP FINANCING PROCEEDS		Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	120,603.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,247,841.00	0.00	165,415.18	113,736.18
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	9000 Debt Service Repayment	121,556.00	0.00	0.00	0.00
20	1502 Contingency		0.00	0.00	0.00
21	Amount of CFFP Proceeds: (sum of lines 2 – 19)	\$1,490,000.00	\$0.00	\$165,415.18	\$117,736.18
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 compliance				
24	Amount of line 20 Related to Security – Soft Costs				
25	Amount of Line 20 Related to Security – Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Erie Metropolitan Housing Authority		Grant Type and Number CFFP Financing Proceeds Proposed Loan Funds				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	1408 Management Imp.	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1410 Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1430 Fees&Cost (Total)	1430		\$120,603.00	\$0.00	\$0.00	\$0.00	
	A&E Fees			30,000.00	0.00	0.00	0.00	
	Financing Fees			90,603.00	0.00	0.00	0.00	
PHA-Wide	9000 Debt Service - Repayment	9000		\$121,556.00	\$0.00	\$0.00	\$0.00	
Dev. #2	1460 Dwelling Structure – BST Unit Conversion	1460		\$1,247,841.00	\$0.00	\$165,415.18	\$113,736.18	
	1465 Dwelling Equipmt.	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Costs for Dev.#2			\$1,247,841.00	\$0.00	\$165,415.18	\$113,736.18	

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Erie Metropolitan Housing Authority			Grant Type and Number CFFP Financing Proceeds Proposed Loan Funds				Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	03/31/07			06/30/07			
Development #2	03/31/07			09/30/07			

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 06/30/2009	FFY Grant: 2010 PHA FY: 06/30/2010	FFY Grant: 2011 PHA FY: 06/30/2011	FFY Grant: 2012 PHA FY: 06/30/12
	<b>Annual Statement</b>				
PHA-Wide – Debt Service Repayment		98,510.00	98,510.00	98,510.00	98,510.00
PHA-Wide – Operations		155,208.00	155,208.00	175,000.00	170,000.00
PHA-Wide – Management Improvement					
PHA-Wide – Administration		15,520.00	15,520.00	17,500.00	17,000.00
PHA-Wide – Audit		-	-	-	-
PHA-Wide – Fees & Costs		20,000.00	8,500.00	2,500.00	7,500.00
PHA-Wide – Site Improvement		-	-		-
PHA-Wide – Dwelling Structures		59,480.00	68,980.00	51,708.00	80,708.00
PHA-Wide – Non-Dwelling Structures					
PHA-Wide – Non-Dwelling Equipment		25,000.00	27,000.00	28,500.00	-
PHA-Wide – Relocation Costs					
PHA-Wide - Contingency					
CFP Funds Listed for 5-year planning		373,718.00	373,718.00	373,718.00	373,718.00
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan							
Part II: Supporting Pages—Work Activities							
Activities for Year 1	Activities for Year : 2009 FFY Grant: 2009 PHA FY: 06/30/2009			Activities for Year: 2010 FFY Grant: 2010 PHA FY: 06/30/2010			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	<b>AMP#1</b>	1406-Operations	116,400.00	<b>AMP#1</b>	1406-Operations	124,168.00	
		1410-Administration	11,640.00		1410-Administration	12,416.00	
		1475-Maint. Veh.	25,000.00		1475-Maint. Veh.	27,000.00	
		1460-Renovations			1460-Renovations		
		Shed/Garage Repairs	7,480.00		Shed/Garage Repairs	1,000.00	
		Roof Replacements	4,500.00		Roof Replacements	8,500.00	
		Window Replacements	5,500.00		Window Replacements	6,000.00	
		Cement Repair	2,500.00		Cement Repair	2,500.00	
		Fence Repair	2,000.00		Fence Repair	3,000.00	
		Painting/Siding/Repair	4,000.00		Painting/Siding/Repair	7,500.00	
		Foundation/Porch Repair	1,000.00		Foundation/Porch Repair	4,500.00	
		Energy Savings Rep.	7,500.00		Energy Savings Rep.	8,500.00	
		<b>AMP#2</b>	1406-Operations	38,808.00	<b>AMP#2</b>	1406-Operations	31,040.00
			1410-Administration	3,880.00		1410-Administration	3,104.00
			1475-Maint. Veh.	0.00		1475-Maint. Veh.	0.00
			1460-Energy Sav. Rep	25,000.00		1460-Energy Sav. Rep	27,480.00
			1430-A&E Costs	20,000.00		1430-A&E Costs	8,500.00
		9000-Debt Repayment	98,510.00		9000-Debt Repayment	98,510.00	
Total CFP Estimated Cost			\$373,718.00			\$373,718.00	

## 8. Capital Fund Program Five-Year Action Plan

Activities for Year : 2011 FFY Grant: 2011 PHA FY: 06/30/2011			Activities for Year: 2012 FFY Grant: 2012 PHA FY: 06/30/2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>AMP#1</b>	1406-Operations	131,250.00	<b>AMP#1</b>	1406-Operations	119,000.00
	1410-Administration	13,125.00		1410-Administration	11,900.00
	1475-Maint. Veh.	0.00		1475-Maint. Veh.	0.00
	1460-Renovations			1460-Renovations	
	Shed/Garage Repairs	0.00		Shed/Garage Repairs	0.00
	Roof Replacements	10,500.00		Roof Replacements	30,000.00
	Window Replacements	15,000.00		Window Replacements	2,000.00
	Cement Repair	0.00		Cement Repair	0.00
	Fence Repair	0.00		Fence Repair	0.00
	Painting/Siding/Repair	11,208.00		Painting/Siding/Repair	5,500.00
	Foundation/Porch Repair	0.00		Foundation/Porch Repair	2,500.00
	Energy Savings Rep.	0.00		Energy Savings Rep.	7,500.00
<b>AMP#2</b>	1406-Operations	43,750.00	<b>AMP#2</b>	1406-Operations	51,000.00
	1410-Administration	4,375.00		1410-Administration	5,100.00
	1475-Maint. Veh.	28,500.00		1475-Maint. Veh.	0.00
	1460-Energy Sav. Rep	15,000.00		1460-Energy Sav. Rep	33,208.00
	1430-A&E Costs	2,500.00		1430-A&E Costs	7,500.00
	9000-Debt Repayment	98,510.00		9000-Debt Repayment	98,510.00
Total CFP Estimated Cost		\$373,718.00			\$373,718.00

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>		<input checked="" type="checkbox"/> Original	
		<input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-04</b>	Development Name <b>Bayshore Towers</b>	DOFA Date or Construction Date <b>1969</b>	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	1
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>87</u> 1 <u>61</u> 2 <u>3</u> 3
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	0% / 23% %
Section 23, Bond Financed <input type="checkbox"/>			Total Current Units <b>151</b>
General Description of Needed Physical Improvements			Urgency of Need (1-5)

To delete all -0- bedroom unit (103) to a mix that will result in the addition of 52 -1- bedroom units and 13 -2- bedroom units. Additionally, updating and renovating the existing structure. Updates will address the needs of the physical, hearing impaired, and sight impaired handicapped. Update fire alarm system.

See attached.

1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 4,775,000
Per Unit Hard Cost	\$ 40,126
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	2/28/06

Source(s) of Information

EMHA records; HUD approved records ; modernization coordinator

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-7</b>		Development Name <b>Harbor Towne</b>		DOFA Date or Construction Date <b>1979</b>	
Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	<b>24</b>	<b>2</b>	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 1 _____ 2 <b>16</b>	8 %	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <b>5</b> 4 <b>3</b> 5 _____	Total Current Units	
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	<b>24</b>	
General Description of Needed Physical Improvements				Urgency of Need (1-5)	
<p>General upkeep and maintenance that will include roofing, siding (painting), and energy efficiencies update (water heaters, insulation, etc.)</p>				5	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 120,000
Per Unit Hard Cost	\$ 5,000
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	2/28/06
Source(s) of Information	

EMHA records: HUD approved records, modernization coordinator

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>		<input type="checkbox"/> Original	
		<input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-08</b>	Development Name <b>Erie Estates</b>	DOFA Date or Construction Date <b>1931</b>	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	<b>28</b>
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <b>17</b> 1 <b>5</b> 2 <b>6</b>
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 4 _____ 5 _____
Section 23, Bond Financed <input type="checkbox"/>			5+ _____
General Description of Needed Physical Improvements			Number of Vacant Units <b>3</b>
			Total Current Units <b>28</b>
			Urgency of Need (1-5) <b>3</b>

General upkeep and maintenance that will include roofing, siding, furnace and water heater replacement, additional energy efficiencies (insulations, windows, etc.)

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$	<b>170,000</b>
Per Unit Hard Cost	\$	<b>6,075</b>
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared	<b>2/28/06</b>	

Source(s) of Information

EMHA records: HUD approved records, modernization coordinator

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>		<input type="checkbox"/> Original	
		<input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-09</b>	Development Name <b>Foxborough</b>	DOFA Date or Construction Date <b>1981</b>	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	5
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Number of Vacant Units
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input checked="" type="checkbox"/>	4
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	Current Bedroom Distribution
Section 23, Bond Financed <input type="checkbox"/>			0 _____ 1 _____ 2 <u>20</u> %
			3 <u>5</u> 4 _____ 5 _____
			5+ _____
			Total Current Units <b>25</b>

General Description of Needed Physical Improvements	Urgency of Need (1-5)
General upkeep and maintenance that will include roofing, furnace and water heater replacement. Energy efficiencies (window replaced, exterior upgrade)	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 130,000
Per Unit Hard Cost	\$ 5,400
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	
Source(s) of Information	

EMHA records: HUD approved records, modernization coordinator

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>			<input type="checkbox"/> Original	
			<input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-12</b>		Development Name <b>Western Reserve</b>		DOFA Date or Construction Date <b>1953</b>
Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	<b>21</b>	<b>0</b>
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 1 _____ 2 <u>3</u>	_____ %
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>20</u> 4 <u>1</u> 5 _____	Total Current Units <b>24</b>
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	
General Description of Needed Physical Improvements				Urgency of Need (1-5)

General upkeep and maintenance that will include roofing, siding (paint), furnace and water heater replacement, energy efficiencies (window replacement and insulation)

4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 150,000
Per Unit Hard Cost	\$ 6,250
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	2/28/06
Source(s) of Information	EMHA records; HUD approved records, modernization coordinator

# Physical Needs Assessment

## Physical Needs Assessment Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(exp. 11/30/2008)

HA Name <b>Erie Metropolitan Housing Authority</b>		<input type="checkbox"/> Original	
		<input type="checkbox"/> Revision Number _____	
Development Number <b>OH28-13</b>	Development Name <b>Ogontz</b>	DOFA Date or Construction Date <b>1944</b>	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Number of Vacant Units <b>1</b>
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input checked="" type="checkbox"/>	Current Bedroom Distribution
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	0 _____ 1 _____ 2 <b>2</b>
Section 23, Bond Financed <input type="checkbox"/>			3 <b>12</b> 4 _____ 5 _____
			5+ _____
Total Current Units			<b>14</b>

General Description of Needed Physical Improvements

General upkeep and maintenance that will include siding (paint), roofing, furnace and water heater replacement, energy efficiencies (insulation and window replacement).

Urgency of Need (1-5)

**2**

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 90,000
Per Unit Hard Cost	\$ 6,500
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	2/28/06
Source(s) of Information	

EMHA records: HUD approved records, modernization coordinator





## **Physical Needs Assessment**

### PHYSICAL NEEDS ASSESSMENT BAYSHORE TOWERS—ERIE METROPOLITAN HOUSING AUTHORITY

September 13, 2007

#### Physical Needs/Improvements Needed:

Energy-saving Boiler Controls	\$15,000.00
Boiler Burner Replacements/Overhaul	20,000.00
Lobby Automatic Doors	11,000.00
Energy-saving Upgrades to Public Restrooms	10,000.00
Water Conservation Plumbing Upgrades	45,000.00
Replacement of Hot Water Tanks	4,000.00
Elevator Upgrades	20,000.00
Energy-saving Electrical Upgrades	48,000.00
Window Repairs/Tinting	15,000.00
Total	\$188,000.00

## **Violence Against Women Act (VAWA)**

Erie Metropolitan Housing Authority has included waiting list preference points for victims of violence as detailed by VAWA in both the Public Housing and Housing Choice Voucher programs, has included the HUD-50066 form in its admissions and re-certification processes for both housing programs, and has adopted language in its Public Housing Admissions & Continued Occupancy Plan as well as its Housing Choice Voucher Administrative Plan that addresses VAWA. This language follows:

In accordance with VAWA 2005, Erie Metropolitan Housing Authority incorporates and provides to applicants the following at time of admission to the public housing program:

1. Admission, Occupancy, and Termination of Assistance Policies. Sections 606 and 607 of the VAWA 2005 amendments provide that:
  - a. Being a victim of domestic violence, dating violence, or stalking, as these terms are defined in the law (hereafter collectively referred to as “abuse”), is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;
  - b. Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse; and
  - c. Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that abuse.
2. Rights and Responsibilities of PHAs, Owners, and Managers. The VAWA 2005 amendments, as recently amended by the technical corrections statute, and as applicable to public housing leases, provide that:
  - a. Notwithstanding the restrictions that VAWA 2005 places on admission, occupancy, and terminations of occupancy or assistance, as discussed in paragraph 1, or any federal, state, or local law to the contrary, a PHA, owner or manager may “bifurcate” a lease under this section, or remove a household member from a lease under this section, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant, and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by federal, state, and local law for the termination of leases or assistance under the relevant program of HUD-assisted housing. VAWA 2005 also provides that the restrictions the law places on admission, occupancy, and termination of occupancy or assistance:
    - i. May not be construed to limit a PHA, owner, or manager from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up;
    - ii. Does not limit any otherwise available authority of a PHA, owner, or manager to terminate assistance or evict due to any lease violation not premised on the act of violence in question against the tenant or member of the tenant’s household, provided that the owner or manager does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate assistance;

## Violence Against Women Act (VAWA)

- iii. May not be construed to limit the authority of a PHA, owner, or manager to terminate the assistance of, or evict, any occupant who can be demonstrated to pose an actual or imminent threat to other tenants or the property's employees; and
    - iv. Shall not be construed to supersede any provisions of federal, state, or local laws that provide greater protection for victims of abuse.
3. Certification of Abuse and Confidentiality. Sections 606 and 607 of VAWA 2005, and as recently amended by the technical corrections statute, add certification and confidentiality provisions that allow for a PHA, owner, or manager to request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. The certification must include the name of the perpetrator, and any other statutorily required information, and the victim must provide the certification within 14 business days after the individual receives a request for such certification from the PHA, owner, or manager. Without the certification, a PHA, owner, or manager may terminate assistance. All information provided to a PHA, owner, or manager is confidential. Notice of these rights must be given to tenants. The statute allows for the victim to self-certify and also allows for the certification requirement to be satisfied with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. The statute also allows for the certification requirement to be satisfied by producing a federal, state, tribal, territorial, or local police or court record.
4. Definitions Added to U.S. Housing Act of 1937. Section 606(3) and section 607(5) of VAWA 2005, and as recently amended by the technical corrections statute, also amend section 8(f) and section 6(d) of the U.S. Housing Act of 1937 to provide important definitions of terms, most notably:
  - a. A definition of "domestic violence" (42 U.S.C. 1437f(f)(8) and 42 U.S.C. 436d(u)(3)(A)), which is given the same meaning as this term is defined in section 40002 of the Violence Against Women Act of 1994 (VAWA 1994) as added by VAWA 2005. VAWA 2005 defines "domestic violence" to include "felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction";
  - b. A definition of "dating violence" (42 U.S.C. 1473f(f)(9) and 42 U.S.C. 1436d(u)(3)(B)), which is given the same meaning as this term as defined in section 40002 of VAWA 1994, as added by VAWA 2005. VAWA 2005 defines "dating violence" to mean "violence committed by a person (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) The

## **Violence Against Women Act (VAWA)**

- length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.’’
- c. A definition of “stalking” (42 U.S.C. 1437f(f)(10) and 42 U.S.C. 14736d(u)(3)(C)), that differs from the meaning of this term as defined in section 40002 of VAWA 1994, as added by VAWA 2005. The definition that is applicable to HUD’s public housing and section 8 assisted programs is a more detailed definition than that provided in section 40002 of VAWA 1994, as amended by VAWA 2005. For HUD covered programs, the definition of “stalking” is defined as follows. “Stalking means (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person’’; and
  - d. A definition of “immediate family member” (42 U.S.C. 1437f(f)(11) and 1437d(u)(3)(D)). “Immediate family member” is defined to mean, “with respect to a person (A) a spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in loco parentis; or (B) any other person living in the household of that person and related to that person by blood or marriage.’’