FY 2009

Annual Plan

Version 5
Cincinnati Metropolitan Housing Authority
Resubmitted 10/14/09
oh004v052009a

CMHA

PHA Plans

Annual Plan for Fiscal Year 2009

(CMHA Fiscal Year 2009: July 1, 2009 – June 30, 2010)

Resolution # 4274 – Approval by the CMHA Board of Commissioners at the April 14 2009 meeting

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Cincinnati Metropolitan Housing Authority PHA Code: OH-004

PHA Type: ☐ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 07/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 5293 Number of HCV units: 10598

3.0 Submission Type

☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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 for the next five years:

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goals and Objectives:

Improve Public Housing Management: (PHAS score) Continue to Improve PHAS score and maintain High Performer Status

Improve Voucher Management: (SEMAP score) Continue to Improve SEMAP score and maintain High Performer Status

Increase customer satisfaction: Ongoing

Concentrate on efforts to improve specific management functions:

- Train staff concerning SEMAP, PHAS, and other HUD regulations.
- Review existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revisions to the Board of Commissioners.
- Increase employee training to improve working knowledge of systems and processes.
- Develop working standards and processes that are consistent in each office.
- Procure and implement a document imaging program throughout the agency.
- Procure and implement the use of handheld inspection devices for the Housing Management Division.
- Procure and implement the use of electronic handheld work order devices for the 10 percent of the maintenance staff.
- Review current delivery of services to measure their effectiveness.
- Reduce the amount of time it takes to respond and make routine repairs requested by customers.
- Achieve 98% occupancy rate in elderly communities.
- Promote resident and resident organization activities in the areas of resident organization, board training, leadership training, fire safety, child safety, and health.
- CMHA continues to provide training to staff and Board Commissioners relative to any

new or revised policy or procedure mandated by HUD.

- Submit an Elderly Designation Plan for Regal Manor and Baldwin Grove.

Renovate or modernize public housing units:

- Implement the Capital Fund Program schedule.
- CMHA will perform routine maintenance to assure that units are within UPCS compliance.
- CMHA will implement a sound preventive maintenance program to help extend the useful life of all systems and equipment.
- Design a data base using Microsoft Access for the Modernization Department that will track projects, create product life expectancy tables, queries, forms, and reports to aid the agency in efficient use of Capital Funds.
- Complete 100% of scheduled fiscal year renovation projects on budget and on schedule.
- Identify staffing levels needed to address maintenance issues and PHAS Physical Management Scores through predictive and preventive preservation strategies.
- Complete an up to date Physical Needs Assessment of the agencies properties to help indentify widespread/ systemic deficiencies.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

6.0 **6.0(b)(1) Eligibility,Selection and Admissions policies, including Deconcentration and wait List Procedures**

See Attachment A

6.0(b)(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2006 grants)**		
a) Public Housing Operating Fund	$24,363,386	
b) Public Housing Capital Fund	$16,454,018	
c) HOPE VI Revitalization	$0	
d) HOPE VI Demolition	$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$67,278,630	
f) Resident Opportunity and Self-Sufficiency Grants	$0	
g) Community Development Block Grant	$0	
h) HOME	$0	
Other Federal Grants (list below)	$0	
Family Self Sufficiency		Section 8 Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	$332,957	Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	$0	Public Housing Supportive Services
d) HOPE VI Revitalization	$0	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income		
a) Rental Income	$9,280,049	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities	$124,360	Public Housing Operations
b) Non-dwelling Rental	$273,532	Other
c) Interest & Other Income		Other
4. Non-federal sources (list below)		
Total resources	$118,106,932	

Applicable & On Display	Supporting Document	Related Plan Component
X	*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.*	Standard 5 Year and Annual Plans; 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☒ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination and ACOP
X	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination and ACOP
X	Section 8 rent determination (payment standard) policies (If included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types ☒ check here if included in Section 8 Administrative Plan	Annual Plan:
X	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19B of the Section 8 Administrative Plan)	Annual Plan: Homeownership

X	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional). List individually.	(Specify as needed)

6.0(b)(3) Rent Determination

CMHA's *Low Income Public Housing Admissions & Continued Occupancy Policy* contains the following policies governing rents charged for Low Income Public Housing (LIPH) dwelling units.

Low Income Public House (LIPH)

- Minimum Rent
  - $50
- Earned Income Disregarded
  - Twenty percent of a residents earned income is disregarded.
  - Residents paying child support may receive a deduction of up to $480 in their adjusted income for purposes of calculating rent.
  - 24-month earned income disallowance required by Section3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).
- Ceiling Rent
  - The ceiling rents have been set in a manner that encourages self-sufficiency and does not create disincentives for continued residency by families who are attempting to become economically self-sufficient.
- Change in Income Between Annual Reexamination
  - When combined income increases average in excess of $100 per month

CMHA's *Housing Choice Voucher Section 8 Program Administrative Plan* contains the following policies governing rents charged for HCV dwelling units.

In accordance with HUD regulations, and at CMHA's discretion, the Voucher Payment Standard amount is set by CMHA between 90 percent and 110 percent of the HUD published FMR. This is considered the basic range. CMHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, CMHA will ensure that the Payment Standard is always within the range of 90 percent to 110 percent of the new FMR, unless an exception payment standard has been approved by HUD.

CMHA may approve a higher payment standard within the basic range, if required as a reasonable accommodation for a family that includes a person with disabilities.

6.0(b)(4) Operation and Management

GENERAL MANAGEMENT POLICIES AND PROCEDURES
Parking Permit Procedures / Policy
Resident Screening Policy
Lease Enforcement Procedure

PHYSICAL/PROPERTY MANAGEMENT POLICIES
Requirements under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794)
Deceased Tenant Procedure
Facilities Use Policy
Grievance Procedures
Pest Control Policy Policies for the prevention or eradication of pest infestation (including cockroach infestation)
Rent Collection Policy
Maintenance/Excess Charges Policy
Family choice Rents
Third Party Verifications
Levels of Hierarchy Verifications & Use of Verification Monitoring Procedure
Document Order of Resident File
Exigent Health and Safety Deficiencies
Inspection Procedures
Work Order Procedures
Unit Prep Procedure

ADMISSIONS POLICIES
Public Housing Admission and Continued Occupancy Policy Dwelling Lease Agreement
Grievance Procedures
Screening Policy
Transfer Policy
Pet Policy

6.0(b)(5) Grievance Procedures

See Attachment B

6.0(b)(6) Designated Housing for Elderly and Disabled Families

In 2009, CMHA is planning to submit a Senior Designation application for Baldwin Grove, OH 004-62 and Regal Manor OH 004-047. Baldwin Grove is a newly constructed, 100unit building, with one and two bedrooms units. The Regal Manor was constructed in 2002 and has 50 units consisting of 54 one and two bedroom units.

Development Name	Designation Type	Application Date	Approval Date	Number of units Affected
Baldwin Grove	OH 004-62	Submitting by 6/2009	N/A	100
Regal Manor	OH 004-047	Submitting by 6/2009	N/A	54

6.0(b)(7) Community Service and Self-Sufficiency

CMHA's will continue to develop and promote strong working relationships with other social service providers so residents are identified and appropriately served.

- Promote a "we care" attitude to residents and the community so that they feel secure in bringing their problems and concerns to us.
- Access all available federal, state, local and private foundation resources for the delivery and enhancement of needed residential services.
- Establish educational, training and employment opportunities as the principal objective in designing programs for assisting residents.
- Preserve the 501C3 Non-Profit status in order meet additional funding needs of the agency and resident services. Coordinate with local transportation companies and others to develop transportation services for working residents who are in need of transportation to and from work.

Senior/Disabled:

- Improve the quality of life for senior and disabled residents through onsite supportive services.
- Expand Senior and Disabled input on the Resident Council.
- Evaluate the need for increasing housing opportunities beyond independent living.

Family:

- Promote enrollment in progressive financial/social programs that promote self-sufficiency (FSS, Flat Rents, etc.)
- Develop a variety of growth and learning opportunities for the younger residents.
- Continue to evaluate waiting list applicants and provide services/linkages to other agencies to prevent homelessness.

6.0(b)(7)(2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS:

The overall goal of our Family Self Sufficiency (FSS) Program is to promote economic self-sufficiency through the coordination and delivery of existing community services.

The overall goal of the FSS Program is to achieve the following objectives:

- Introduce FSS to all families who are eligible to participate with the understanding that the commitment to change "begins from within."
- Implement a needs assessment to identify each family's strengths and the societal and individual barriers that impede their self-sufficiency.
- Establish interim goals for each family that establish a foundation for the final goal of economic self-sufficiency.

CMHA's goals for completion of the FSS Contract of Participation for each family include:

- To become independent of welfare assistance and remain independent for 12 consecutive months before the FSS Contact expires; and
- To be in good standing with no current or anticipated debt to either the Housing Choice Voucher (HCV) Program or the Landlord.

The overall plan for the family participating in FSS is to achieve the following objectives:

- Begin to recognize the connection between self-perceptions and self-imposed limitations. By learning that thoughts can shape and form one's life, the prescription for success is to "begin within."
- Achieve a greater level of self-discipline, self-esteem and self-motivation by accepting responsibility for decisions and actions.
- Demonstrate commitment and accountability to the Individual Training and Services Plan in which both goals and barriers are assessed.

CMHA's FSS Coordinators must establish interagency partnerships to achieve high quality, long-term and comprehensive service delivery to all members of each FSS family. They are also required to meet with FSS participants annually to review goals and assess the accountability of the families and the agencies involved.

The entire HCV staff is encouraged to promote FSS during daily contact with families.

6.0(b)(8) Safety and Crime Prevention

6.0(b)(8)(i) *A description of the need for measures to ensure the safety of public housing residents.*

The CMHA has implemented multiple measures to gauge resident safety, both real and perceived.

Police calls for service, reported crime and arrest information is frequently queried against CMHA addresses to track the type of crime occurring on public housing property. Analyzing crime locations, dates and times allows us to gauge the increases or decreases in criminal activity on our property. The end result is information that allows us to tailor enforcement programs to specific areas and ultimately work with local law enforcement, residents and employees to address the activity.

Perceived safety is of great importance and is continuously measured by staff. To better understand resident's concerns Security Operations employees regularly attend resident council meetings at various public housing properties to address security related questions and discuss proposed solutions. Resident surveys are used to gauge resident's feelings about the safety and security where they reside. These surveys provide residents with an avenue to express their opinions and share information anonymously.

6.0(b)(8)(ii) *A description of any crime prevention activities conducted or to be conducted by the PHA.*

A vast array of crime prevention programs, processes and activities are conducted by the CMHA Security Operations Division to address criminal activity and resident safety in public housing.

Trespass Program – The criminal trespass program is designed to address the number of non-residents loitering on public housing property to commit criminal or nuisance offenses. Non-residents that commit crime on or are arrested on CMHA public housing property are issued a trespass warning informing them that they are subject to prosecution for Criminal Trespass should they return to any CMHA property without authorization. CMHA staff and local law enforcement officers also issue trespass warnings to non-residents that are observed committing nuisance acts on CMHA property. Those issued trespass warnings are place on the criminal trespass list and the list is updated monthly and provided to officers throughout the area for enforcement.

Trespass Sweeps – Random trespass sweeps are conducted in high crime areas to identify unauthorized persons loitering on public housing property to commit criminal offenses. This joint effort between CMHA Security Operations and local law enforcement departments not only reduces crime but also improves relationships with outside agencies and residents living in these communities.

Security guards – Contracted unarmed uniformed security guards are assigned to monitor ingress and egress during evening and early morning hours at many CMHA's public housing hi-rise buildings. Visitors are identified and their entry and exit times are documented.

Secured Entry – Hi-rise buildings are equipped with electronic entries to regulate traffic. Resident identification cards allow them access to the buildings. Visitors are required to use an electronic call box to contact the person they are visiting. The resident is then able to activate the entry door to allow them in.

Parking Tow Services – CMHA public housing and office parking areas are monitored and regulated by a contracted tow service. Vehicles found to be in violation of CMHA's parking regulations are warned, documented and towed from the lot if necessary. This service is provided each day with a dedicated person that patrols the properties and locates violations. This program not only improves aesthetics but has also reduced the number of junk and stolen vehicles abandoned on CMHA property.

Cameras – More than 150 cameras are used throughout public housing properties and office areas to monitor, deter and assist in the investigation of criminal and nuisance activity. Residents in hi-rise buildings can access cameras in their building through their television set. This access empowers residents and provides them with the means to report any suspicious or criminal activity they might observe taking place.

Resident Crime Prevention Training – Crime prevention and personal safety presentations are available to residents. These presentations are specific to CMHA public housing residents and the properties where they reside. Whether it is fire safety or identity theft prevention training CMHA Security Operations strives to provide interesting, relevant and useful information.

Surveillance – Local law enforcement agencies are provided with secure locations for surveillance purposes during drug investigations on and around public housing properties. Access to CMHA offices and vacant units allows them to observe activity, take enforcement action and ultimately reduce crime in the area.

Crime Mapping and Analysis – Crime analysis methods are used to map out crime data and better understand where and why crime is occurring on public housing property. The mapping aspect provides a visual reference while the analysis aspect helps us to focus on the specific areas so we can better allocate resources.

Police Detail Officers – Off duty police officers are often scheduled at public housing properties to provide additional security and prevent criminal activity. Officers working these details are proactive in enforcing the CMHA trespass policy and reducing crime through walking patrols and interaction with residents, visitors and employees.

CPTED – Crime Prevention Through Environmental Design principles are used when assessing pedestrian traffic, vehicle traffic, and property layouts. These principles are also used during construction projects and to improve current properties.

6.0(b)(8)(iii) *A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.*

The CMHA Security Operations Division takes pride in the relationships it has formed with local law enforcement agencies. These relationships have proven to be extremely valuable to both CMHA and the officers working in the communities. The coordination of enforcement and open sharing of information has created unique partnerships that allow us to obtain information that was once not readily available. This allows us to expedite enforcement of public housing violations to remove problematic households and improve safety in the community. Below are some of the joint programs that are in place to assist us with crime prevention.

Police Data – Many local agencies provide police calls for service, reported crime and arrest information to the Security Operations Division. This information is provided in an electronic database that allows us to compare the location of the police activity with public housing addresses. Connections between public housing addresses and residents are then further researched and forwarded to the property managers for lease enforcement.

L.E. Data Sharing Groups – Through our training and associations with local law enforcement staff have been able to take advantage of various "L.E." only groups that share information on investigations and criminal activity taking place. The agencies involvement in these groups allows staff to assist outside agencies with their investigations in public housing and gives staff insight into the criminal activity being investigated.

Roll Call Training – Security Operations employees often attend and present information to local police officers during roll call at the beginning of their shifts. This unique opportunity allows staff to better understand what police are encountering during their daily patrols on agency property. This interaction allows us to be proactive and discuss solutions to potential problems.

Fugitive Units – Local fugitive warrant units and specialized task force units work hand in hand with CMHA Security Operations to locate wanted persons believed to be on public housing property. This coordination has led to numerous wanted subjects being located and removed from public housing, thus reducing unauthorized persons and reducing crime.

Right-of-Entry Agreements – Agreements have been put in place authorizing all law enforcement departments to enforce criminal trespass policies on public housing property.

Trespass Sweeps – Random trespass sweeps are conducted in high crime areas to identify unauthorized persons loitering on public housing property to commit criminal offenses. This joint effort between CMHA Security Operations and local law enforcement departments not only reduces crime but also improves relationships with outside agencies and residents living in these communities.

Training Locations for Specialized Units – Local specialized law enforcement units are provided access after normal business hours to CMHA offices and vacant public housing properties to perform training in the area of building searches, article location and suspect tracking. These units benefit from the use of the properties and in return provide a free-of-charge police presence on agency property.

CMHA Information – CMHA Security Operations database information is made readily available to all local law enforcement officers. This access is a beneficial tool to officers and investigators attempting to locate suspect. This collaboration also allows CMHA Security Operations to obtain information and receive additional assistance in our crime prevention efforts.

6.0(b)(9) Pets
See Attachment C

6.0(b)(10) Civil Rights Certification
See related documents in section 11.0

6.0(b)(11) Fiscal Year Audit
See Attachment D

6.0(b)(12) Asset Management

CMHA's capital management approach focuses on the best mix of investments needed to achieve the Agency's goals while minimizing risk and maximizing the cost-effectiveness and performance of its assets. CMHA strives to maximize the practical and financial value of all capital assets by appropriate strategic determinations. Through well thought-out assessments of acquisitions, allocations, operations, and dispositions in collaboration with sound financial tools, such as, capital investment processes, alternative analysis, strategic linkage, life-cycle costing, and other performance measures, the agency improves its odds to reach favorable outcomes.

This approach enables CMHA to improve coordination, management of capital assets and provides a single consolidated view of all capital investments in the Agency's portfolio. Additionally, those tools and capabilities allow CMHA to capitalize on the value of its portfolio while providing balance and the assurance of investments that meet CMHA's goals and overall mission.

6.0(b)(13) Violence Against Women Act (VAWA)

Agency Implementation of Provisions of the VAWA (LIPH)

CMHA has an on-going collaboration with caseworkers from the YWCA, which is the agency that runs the battered women's shelter in this jurisdiction. The YWCA routinely refers their clients for admission to the public housing program.

The agency policy has been featured in the newsletter that is sent to all residents. During the coming year, it will be featured again. Additionally, the staff social workers who work directly with residents who have been victims of domestic violence are well-versed on the policy and the procedures.

Each property manager and social worker receives a monthly report of all police calls for service to their assigned properties. This report is a valuable tool in alerting staff to potential domestic violence situations, and the social workers follow-up with families as a result of reviewing this information.

In the coming year, we will be working with the YWCA to explore further opportunities to possibly provide transitional housing for victims of domestic violence. Additionally, we will be working with their staff to provide a training program for all property management staff on issues and indicators of domestic violence.

Violence Against Women Act-Housing Choice Voucher Section 8 Program

The following provisions are applicable to situations involving actual or threatened domestic violence, dating violence, or stalking, as those terms are defined in Section 6(u)(3) of the United States Housing Act of 1937, as amended, (42 U.S.C. §1437d(u)(3)) and in the Violence Against Women Act (VAWA) Policy.

TERMINATION OF TENANCY

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not constitute a serious or repeated violation of the lease by the victim of such violence; and

2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's household, a guest, or other person under the Tenant's control, shall not be cause for termination of participation or occupancy rights, if the Tenant or any member of the Tenant's family is a victim of that domestic violence, dating violence, or stalking.

Notwithstanding anything to the contrary contained in items 1 and 2 above, CMHA may terminate a tenant's tenancy under this lease if it can demonstrate an actual and imminent threat that may result to other tenants or to those employed at or providing service to the property in which the unit is located, if the Tenant's tenancy is not terminated.

7.0

7.0(a) Hope VI or Mixed Finance Modernization or Development

CMHA is considering a tax credit and mixed finance project located within Hamilton County. With these funds we expect to purchase several lots, demolish the existing buildings, and build a new low rise building. The building when completed will have 100 +/- units catering to senior occupancy.

CMHA may consider developing a public housing only project within Hamilton County. The activities will consist of purchasing multiple parcels of land with existing blighted structures. These structures will be demolished and a new 50 +/- unit low rise building constructed on the site. We anticipate this to be a senior building.

CMHA is considering the purchase of 15 units. These acquisitions will be public housing units only.

Riverview Apartments:
CMHA is planning to use Capital Funds to combine five (5) zero bedroom units with five (5) one bedroom units and convert them to large 504 compliant one bedroom units.

Stanley Rowe:
CMHA is planning to use Capital Funds to combine twenty nine (29) zero bedroom units with twenty nine (29) one bedroom units and convert them to large 504 compliant one bedroom units.

CMHA is planning to utilize RHF funds for continued development and acquisition of 4-63 and 4-64. CMHA has submitted the amended development plan to include all 50 units as one development using both first and second year RHF funds, and is waiting for final approval.

2360 Brokaw, AMP 206:
CMHA is planning to convert this three (3) bedroom single family home into a two (2) bedroom single family home.

CMHA is planning on using Capital Funds for demolition and RHF funds for new construction costs to replace 3544 Haven.

CMHA is planning on using Capital Funds for demolition and RHF funds for new construction costs to replace 3587 Purdue.

CMHA is planning on using Capital Funds for unit conversion of 3936 Delmar, Apt.#1, currently a three (3) bedroom, to a two (2) bedroom unit.

CMHA is planning on using Capital Funds for demolition and RHF funds for new construction costs to replace 2821 Rosella Avenue.

7.0(b) Demolition and /or Disposition

Demolition/Disposition Activity Description
1a. Development name: Millvale South
1b. Development (project) number: OH004-5 AMP 217
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 48
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/2009 b. Projected end date of activity: 6/2011 c. Demolition of 48 public housing units. Application to be submitted 9/2009.

Demolition/Disposition Activity Description
1a. Development name: Grandview
1b. Development (project) number: OH004-39
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 09/2009
5. Number of units affected: Land Only
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2009 b. Projected end date of activity: 6/2010 c. Disposition of the Grandview property with a planned application date of 9/2009. The disposition plan is for land only and is part of development OH004-39. The projected start date of activity is 2009 with an end date 2010.

Demolition/Disposition Activity Description
1a. Development name: 3587 Purdue
1b. Development (project) number: OH004-23 AMP208
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or planned for submission: 09/2009

5. Number of units affected: 1

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 9/2009

b. Projected end date of activity: 6/2010

c. Demolition of Purdue unit with a planned application date of 9/2009 and a projected end date of 6/2010. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: 3544 Haven Street

1b. Development (project) number: OH004-23 AMP 208

2. Activity type: Demolition ☒

Disposition ☐

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or planned for submission: 09/2009

5. Number of units affected: 1

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 9/2009

b. Projected end date of activity: 6/2010

c. Demolition of Haven unit with a planned application date of 9/2009 and a projected end date of 6/2010. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: MILLVALE OH-06

1b. Development (project) number: OH004-06 AMP 217

2. Activity type: Demolition ☒

Disposition ☐

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application approved, submitted, or planned for submission: (06/01/07)

5. Number of units affected: 44

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: Est. 04/2008

b. Projected end date of activity: Est. 06/2010

c. Demolition of 44 units with an approved demolition application. Demolition is only part of the Millvale North development. Start date of activity 4/2008 with a projected end date of 6/2010.

Demolition/Disposition Activity Description

1a. Development name: ROCKDALE

1b. Development (project) number: OH004-40 AMP 208

2. Activity type: Demolition ☐

Disposition ☒

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or planned for submission: 9/2009

5. Number of units affected: 12

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: Est. 06/2009

b. Projected end date of activity: Est. 06/2010

c. Disposition of the Rockdale properties with a planned application date of 9/2009. The disposition plan is for buildings and land and is part of development OH004-40. The projection start date of activity 2009 with an end date 2010. The monies obtained from the disposition sale along with RHF funds will be used to purchase 12 units with similar amenities.

Demolition/Disposition Activity Description

1a. Development name: 2821 Rosella Ave.

1b. Development (project) number: OH040-40 AMP 201

2. Activity type: Demolition ☒

Disposition ☐

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or planned for submission: 9/2009

5. Number of units affected: 1

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: Est. 09/2009

b. Projected end date of activity: Est. 06/2010

c. Demolition of the Rosemont units with a planned application date of 9/2009 and a projected end date of 9/2010. The planned activity is to demolish units and re-build two units with similar amenities on the existing site using RHF funds for construction.

7.0(c) Conversion of Public Housing

Not Applicable

7.0(d) Homeownership

7.0(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency for which the PHA has applied or will apply for approval:

The HCV Homeownership Program permits eligible participants in the HCV Program the option of purchasing a home with their HCV assistance. In accordance with the HCV Homeownership Program regulations published in 24 CFR 982 and CMHA's plans to promote self-sufficiency, asset development, and economic security for assisted households, CMHA established a HCV Homeownership Program in April 2002.

Since inception, staff have assisted in 29 homeownership closing, and there are currently 22 participants who are still using voucher assistance to help pay their mortgage.

The policies governing the program are reevaluated at least annually as part of CMHA's Annual Plan.

Participation in the Homeownership Program is voluntary. Each participant must meet the general requirements for participation in the HCV Program. Participation is open to all families, including elderly and disabled families. An attempt will be made to have a mix of Family Self-Sufficiency (FSS), elderly, and disabled families participate in the program. Eligible applicants (including participants with portable vouchers) must be under lease in the HCV Program. CMHA may waive this requirement for a disabled family who requires reasonable accommodation for their housing and is eligible for admission to the HCV Program. Applicants must be in good standing with CMHA; must be in full compliance with their lease and HCV Program Family Obligations; and must meet HCV Homeownership Program family eligibility requirements.

To be eligible to participate in the HCV Homeownership Program, families must meet all the following initial eligibility requirements:

- Be a first-time home buyer

- Meet minimum income requirements as defined in CMHA's Administrative Plan
- Meet employment requirements as defined in CMHA's Administrative Plan
- Be in good standing with CMHA
- Meet minimum savings requirements as defined in CMHA's Administrative Plan

CMHA intends to apply for a homeownership program for Public Housing.

7.0(e) Project-based Vouchers

CMHA currently has approximately 2% of its Vouchers invested in Project-Based Vouchers (PBVs) throughout Hamilton County. The goal over the next 5 years is to increase that number up to 10%. CMHA will use the conversion of HCV to PBV to meet the housing needs of special-needs populations through financially supporting the collaboration of private and non-profit partnerships that result in specific and comprehensive housing and service provisions. The additional PBV's will provide avenues for partnership with the City of Cincinnati and/or Hamilton County to support the preservation of vital housing communities that are pivotal to the local jurisdictional area and/or the submarket of the community's locality.

Further, this transition to PBV's could have a decidedly positive impact on the deconcentration of very, very low-income housing (incomes less than 30% of AMFI) in Hamilton County. Such households comprise more than half of housing units in seven City of Cincinnati neighborhoods. The expansion of PBV's will continue to promote the expansion of quality affordable housing opportunities for low and moderate-income families.

CMHA intends to use project based vouchers in conjunction with the tax credit application for 2010.

8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment E
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment F
8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. CMHA already has a CFFP program and has pledged 1,536,699 of this grant period's funds for debt services on this CFFP loan.

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	30,294	5	5	2	5	4	5
Income >30% but <=50% of AMI	16,931	5	5	2	5	4	5
Income >50% but <80% of AMI	19,897	5	5	2	5	4	5
Elderly	14,215	5	5	2	5	4	5
Families with Disabilities	25,416	5	5	2	5	4	5
Race/Black (<=80AMI)	35,680	5	5	2	5	4	5
Race/White (<=80AMI)	28,085	5	3	2	3	3	1
Race/Asian P.I. (<=80AMI)	1175	5	5	2	5	4	5
Race/Am. Indian (<=80AMI)	200	5	5	2	5	4	5
Hispanic (<=80AMI)	850	5	5	2	5	4	5

Sources of information used to conduct the Housing Needs Analysis:
City of Cincinnati Consolidate Plan 2005-2009
Consolidated Plan of the Jurisdiction 2005-2009
U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") 2000

Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

5.1

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- ☐ Section 8 tenant-based assistance
- ☒ Public Housing
- ☐ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1192		942
Extremely low income <=30% AMI	984	82.54%	
Very low income (>30% but <=50% AMI)	171	14.35%	
Low income (>50% but <80% AMI)	36	3.02%	
Families with children	725	60.82%	
Elderly families	24	2.1%	
Families with Disabilities	101	8.47%	
Race/ethnicity: White	166	13.93%	
Race/ethnicity: Black	1020	85.57%	
Race/ethnicity: Native American	3	.25%	
Race/ethnicity: Asian	3	.25%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	594	49.83	
2 BR	385	32.30	
3 BR	158	13.26	
4 BR	45	3.78	
5 BR	9	.76	
5+ BR	1	.07	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes (e.g., specific bedroom sizes may be left open)

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- [x] Section 8 tenant-based assistance
- [ ] Public Housing
- [ ] Combined Section 8 and Public Housing
- [ ] Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	9214		
Extremely low income <=30% AMI	7054	76.56	
Very low income (>30% but <=50% AMI)	1799	19.52	
Low income (>50% but <80% AMI)	361	3.92	
Families with children	6780	73.58	
Elderly families	62	.67	
Families with Disabilities	262	2.84	
Race/ethnicity: White	494	5.36	
Race/ethnicity: Black	8738	94.83	
Race/ethnicity: Native American	3	.03	
Race/ethnicity: Asian	8	.09	
Race/ethnicity: Other or Not Availabie	8	.09	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? [ ] No [x] Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 13

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

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

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

10.0(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Significant Amendment" is defined as follows:
A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.

2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.

3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).

10.0

4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.

5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.

6. Changes that are due to factors outside of CMHA's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.

7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.

"Substantial Deviation" is defined as follows:
A substantial deviation is a change in a goal identified in the Five-Year Plan. This would involve checking or un-checking a goal identified in CMHA's current Five-Year Plan.

A "substantial deviation" does not relate to meeting identified objectives or delays in implementation of an objective due to major changes in funding sources, emergencies, or other circumstances beyond CMHA's control.

	The general public may obtain a copy of the Annual Plan for the Cincinnati Metropolitan Housing Authority at CMHA's Central Office located at 16 West Central Parkway, Cincinnati, OH 45202 during regular business hours and on the CMHA website: www.cintimha.com

11.0	**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. See Attachment G (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) See Attachment for (A. B. C, D, E) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2009

ATTACHMENT A

ELIGIBILITY, SELECTION and ADMISSIONS POLICIES, including DECONCENTRATION and WAIT LIST PROCEDURES

CMHA's *Low Income Public Housing Admissions & Continued Occupancy Plan* contains the following policies governing eligibility, selection and admission to all LIPH programs administered by CMHA.

Affirmative Marketing

1. CMHA will conduct outreach as needed to maintain an adequate application pool representative of the eligible population in the area. Outreach efforts will consider the level of vacancy in the CMHA's units, availability of units through turnover, and waiting list characteristics. CMHA will periodically assess these factors in order to determine the need for and scope of any marketing efforts. All marketing efforts will include outreach to those least likely to apply.
2. **Marketing and informational materials will be subject to the following:**
   a. Marketing materials will comply with Fair Housing Act requirements on wording, logo, size of type, etc.;
   b. Marketing will describe the housing units, application process, waiting list and preference structure accurately;
   c. Marketing will use clear and easy to understand terms and will use more than strictly English-language print media;
   d. Agencies that serve and advocate for potentially qualified applicants least likely to apply (e.g. the disabled) will be contacted to ensure that accessible/adaptable units are offered to applicants who need their features;
   e. Marketing materials will make clear who is eligible: low income individuals and families; working and non-working people; and people with both physical and mental disabilities; and
   f. CMHA will be clear about its responsibility to provide reasonable accommodations to people with disabilities.

Qualification for Admission

1. It is CMHA's policy to only admit qualified applicants[1].
2. **An applicant is qualified if he or she meets all of the following criteria:**
   a. Is a family as defined in Section XII of this policy;
   b. Meets the HUD requirements on citizenship or immigration status;
   c. Has an Annual Income (as defined in Section XI of this document) at the time of admission that does not exceed the income limits (maximum incomes by family size established by HUD) posted in CMHA offices.
   d. Provides documentation of Social Security numbers for all family members, age 6 or older, or certifies that they do not have Social Security numbers; and

[1] The term "qualified" refers to applicants who meet the applicant selection standards. Eligibility is a term having specific meaning under the Housing Act of 1937. In order to be eligible, a family must meet four tests: (1) they must meet HA's definition of family; (2) have an Annual Income at or below program guidelines; (3) each family member, age 6 or older, must have a social security number or certify that he/she has no number; and (4) each family member receiving assistance must be a citizen or non-citizen with eligible immigration status.

e. Meets or exceeds the Applicant Selection Criteria set forth in Section II. F. of these policies, including attending and successfully completing a CMHA-approved pre-occupancy orientation session;

f. Has the legal capacity to execute a lease.

Waiting List Management

1. It is the policy of CMHA to administer its waiting list as required by the regulations. (24CFR §§5.4, 5.5, 5.6, 960.201 - 960.215).

2. Opening and Closing Waiting Lists

a. CMHA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. CMHA may open or close the list for persons with a high preference category, or by unit size or type available. See (c) below.

b. For any unit size or type, if CMHA's highest waiting list preference category has sufficient applications to fill anticipated vacancies for the coming 12 months, CMHA may elect to: (a) close the waiting list completely; (b) close the list during certain times of the year; or (c) restrict intake by preference, type of project, or by size and type of dwelling unit.

c. Decisions about closing the waiting list will be based on the number of applications available for a particular size and type of unit, the number of applicants who qualify for a preference, and the ability of CMHA to house an applicant in an appropriate unit within a reasonable period of time (between twelve and eighteen months). A decision to close the waiting lists, restricting intake, or opening the waiting lists will be publicly announced.

d. During the period when the waiting list is closed, CMHA will not maintain a list of individuals who wish to be notified when the waiting list is re-opened.

3. Determining if the Waiting List may be Closed

CMHA may stop accepting applications for a specific wait list site, unit type or unit size, if there are enough applications to fill anticipated vacancies for the next 12 months. The wait list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

Upon the reopening of the waiting list, CMHA will advertise through public notice.

4. Updating the Waiting List

CMHA will update each waiting list at least once a year by contacting all applicants in writing[2]. If, after two written attempts[3] no response is received, or if mail is returned without a forwarding address, CMHA will withdraw the names of applicants from the waiting list. At the time of initial intake, CMHA will advise families of their responsibility to notify CMHA when their income, mailing address, phone numbers, or family composition changes.

CMHA will not remove an applicant's name from the waiting list except in accordance with the procedures as stated herein.

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[2] Applicants with disabilities may be contacted by an alternate method as requested.
[3] Written communications will be sent by first class mail.

5. Change in Preference Status While on the Waiting List

a) Families on the waiting list who did not qualify for a local or ranking preference when they applied may experience a change in circumstances that qualifies them for a preference. In such instances, it will be the family's duty to contact CMHA so that their status may be recertified or, depending on application processing status, re-verified. Applicants whose preference status changes while they are on the waiting list will retain their original date and time of application.

b) To the extent that CMHA determines that the family does now qualify for a preference, they will be moved up on the waiting list in accordance with their preference(s) and their date and time of application. They will then be informed in writing of how the change in status has affected their place on the waiting list.

Processing Applications for Admission

1. CMHA will accept and process applications in accordance with applicable HUD Regulations and CMHA's Admissions and Continued Occupancy Policy. CMHA will work on the assumption that the facts certified to by the applicant in the preliminary application are correct, although all those facts will be subject to verification later in the application process.

2. Interviews and Verification Process: As applicants approach the top of the waiting list, they will be contacted and requested to come to CMHA's Leasing Office for an interview to complete their applicant file. Applicants who fail to attend their scheduled interview or who cannot be contacted to schedule an interview will have their applications withdrawn, subject to reasonable accommodations for people with disabilities.

a. The following items will be verified according to CMHA's *Procedure on Verification*, to determine qualification for admission to CMHA's housing:

(1) Family composition and type (Elderly/Disabled/near-elderly /non-elderly)

(2) Employment History

(3) Annual Income

(4) Assets and Asset Income

(5) Deductions from Income

(6) Preferences

(7) Social Security Numbers of all Family Members age 6 and above

(8) Information used in applicant selection

(9) Citizenship or eligible immigration status

b. Third party written verification is the preferred form of documentation to substantiate applicant or resident claims. CMHA may also use: (1) up-front verifications (UIV) which may include obtaining computerized information from an independent agency; (2) phone verifications with the results recorded in the file, dated, and signed by CMHA staff; (3) review of documentation, and, if no other form of verification is available, (4) applicant self-certification. Applicants must cooperate fully in obtaining or providing the necessary verifications.

c. Verification of eligible immigration status shall be carried out pursuant to 24 CFR § 5.5. Citizens are permitted to certify to their status.

3. Applicants reporting zero income will be asked to complete a family expense form. This form will be the first completed in the interview process. CMHA requires applicants to document how much they spend on: food, transportation, health care, childcare, debts, household items, etc. and to specify the source(s) of income used to pay for these expenses. Applicants must also report the status of any pending application and/or benefits received through TANF or other similar programs. If a *zero income* family is admitted, re-determinations of income may be performed every 60 days. (Ref. *Periodic Recertifications*, Section 3.C of this policy.)

4. CMHA's applicant admission records shall indicate the date and time the application was received; the applicant's race and ethnicity; CMHA's determination of eligibility/ineligibility of the applicant; when the applicant was made eligible; the unit size(s) for which the applicant was made eligible; preference(s), if any; the date, location, identification, and circumstances for each housing offer made; and a record of the acceptance or rejection of each offer.

The Preference System

1. Qualifying for a preference does not guarantee admission. Preferences are used to establish the order of placement on the waiting list. Every applicant must still meet CMHA's *Resident Selection Criteria* (described later in this policy) before being offered a unit. Preferences will be granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease) meet the criteria for the preferences described below.
2. Before applying preferences, CMHA will first match the characteristics of the available unit to the eligible applicants on the waiting list. Factors such as unit size, accessibility features, and type of housing may limit the admission of families to those households whose characteristics most closely match the characteristics and features of the available unit.
3. By matching unit and family characteristics, it is possible that families lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application, or ahead of families with a higher preference (e.g. the next unit available is an accessible unit and the only applicant family needing such features is in the non-preference grouping).
4. When selecting a family for a unit with accessible features, CMHA will give a preference to applicant families with disabilities who can benefit most from the unit's features. First preference will be given to current resident families needing a transfer to an accessible unit, and second preference will be given to applicant families. If no family needing accessible features can be found for a unit with accessible features, CMHA will house a family that does not need the unit features. This housing offer is subject to the requirement in the Tenant Selection and Assignment Plan, under which a non-disabled family in an accessible unit can be required to move so that a family needing the unit features can be housed.
5. When selecting a family for a unit in housing designated for elderly families, CMHA will give a priority to elderly and near elderly families as described later in this section.
6. When selecting a family for a unit in a mixed population community (a property that houses both elderly and disabled families), CMHA will give a priority to elderly families and disabled families as described later in this section.
7. For a mixed population community, elderly, disabled and displaced single persons have priority over singles that are not elderly, disabled or displaced, regardless of preferences. Single

applicants who are not elderly, disabled or displaced can only be admitted after all elderly, disabled and single displaced persons have been offered units.

8. Police officers and their families who may not otherwise be eligible for occupancy in public housing may be admitted in order to increase the presence of security for residents in a CMHA community.

9. Notwithstanding any other provision of this Admissions and Continued Occupancy Policy, each tenant living in a property at the time CMHA takes legal title to the property will have the right to remain in the property and become a public housing tenant in the dwelling unit the tenant occupies on the date CMHA takes legal title, provided (1) the tenant family income is within the income limits for admission to the public housing program on the day the tenant family signs the public housing lease; and (2) the tenant family is determined to be eligible based on other CMHA admission criteria.

10. Preferences will be granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease) meet the definitions of the preferences described below.

F. Local Preference

There is one local preference in effect based on ranges of income. Applicants will be grouped as follows:

Tier I: Families with incomes between 0% and 30% of Area Median Income. This group must constitute at least 40% of all admissions in any year.

Tier II: Families with incomes between 31% and 80% of Area Median Income. This group will be equal to or less than 60% of all admissions in any year.

1. Ranking Preference

A ***Working Family Preference*** is the only ranking preference in effect: (Ref. Section I.E.7XII for definition). CMHA's *Procedure on Unit Offers and Applicant Placement* will be used to order the Waiting List and make unit offers.

Families that do not qualify for the Working Family preference will be categorized as no-preference families.

2. Mixed Population Buildings Local Preference

In addition to the Income Tier preference, which applies to all CMHA's communities, CMHA elects to retain the former Federally mandated priority for single persons who are either elderly, persons with disabilities, or persons displaced by governmental action over all other single persons when filling vacancies in its Mixed Population buildings.

3. Method of Applying Preferences

To ensure that CMHA admits 40% of applicants with incomes in Tier I each year, and at the same time does not create concentrations of families by income at any of its properties, CMHA will rank applicants within both income tiers as Natural Disaster, Upward Mobility or no-preference. Four out of every ten applicants admitted will be from Tier I. If there are insufficient applications among the Tier I Natural Disaster preference holders, Tier I Upward Mobility preference holders will be selected. If there are insufficient Upward Mobility preference holders, staff will make offers to the No-preference applicants in Tier I. Within each of the ranking preference categories, offers

will be made by oldest application. The remaining six out of every ten applicants admitted will be from Tier I or II, subject to the same ranking preferences and sorted by application date and time.

CMHA will house applicants from Tiers I and II on the waiting list by selecting first from the Working Family applicants, then by selecting from the No-preference applicants within each Tier.

CMHA will also offer units to existing residents on the transfer list. Some types of transfers are processed before new admissions and some types of transfers are processed with new admissions, using a-ratio set forth in the *Tenant Selection and Assignment Plan* (reference Section III). Transfers do not count toward the 40% Tier I requirement.

CMHA will neither hold units vacant for prospective applicants with preferences, nor will it relax eligibility or screening criteria to admit otherwise unqualified applicants with preferences.

4. Definition of Working Family Preference

The *Working Family Preference* is given to households that meet the following criteria:

First Preference—Head or Co-Head of Household is currently employed full-time (avg. at least 30 hours/week), and has been continuously employed for at least 12 months. Elderly and Disabled families, regardless of employment status, qualify for this First Preference.

Second Preference—Head or Co-Head of Household has been continuously employed full-time (avg. at least 30 hours/week) for at least six months.

The Working Family Preference applies to both new admissions and current residents seeking an Incentive Transfer.

5. Withholding Preferences

As required by law, CMHA will withhold a preference from an applicant if any member of the applicant family has been evicted from assisted housing (as defined in the 1937 Housing Act) during the past three years because of drug-related or criminal activity that threatens the health, safety or peaceful enjoyment of other residents or staff. CMHA will not grant an admission preference within three years of eviction to any family when the reason for eviction is related to drug trafficking, drug manufacture or possession of drug paraphernalia. CMHA may, at its sole discretion, grant admission preference in any of the following cases:

If CMHA determines that the evicted person has successfully completed a rehabilitation program that is directly relevant to the reason(s) for the eviction;

If CMHA determines that the evicted person clearly did not participate in or know about the drug-related or criminal activity; or

If CMHA determines that the evicted person no longer participates in any drug-related or criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants or staff.

6. Designated Housing

The preference system described above will work in combination with requirements to match the characteristics of the family to the type of unit available, including communities with HUD-approved designated populations, if any. When such matching is required or permitted by current law, CMHA will give preference to the families

eligible for the designated housing, as described below. The ability to provide preferences for some family types will depend on unit size available.

Communities designated for the elderly: Elderly families will receive a priority for admission to units or buildings covered by a HUD-approved Designation Plan. When there are insufficient elderly families on the waiting list, near-elderly families (head or spouse/co-head ages 50 to 61) will receive a priority for this type of unit.

Communities designated for disabled families: Disabled families will receive a priority for admission to units or buildings that are covered by a HUD-approved Designation Plan.

Mixed Population Communities: Elderly families, disabled families and families displaced by governmental action will receive equal priority for admission to such units.

All elderly, disabled or displaced applicants who are single persons shall be admitted before single persons who are not elderly, disabled nor displaced.

General Occupancy Communities: The priority for elderly and disabled families and displaced persons over single persons does not apply at General Occupancy Properties.

7. Administration of the Preferences

Depending on the time an applicant may have to remain on the waiting list, CMHA will either verify preferences at the time of application (when there is no waiting list or the waiting list is very short) or require that applicants certify to their qualification for a preference at the time of pre-application (when the wait for admission exceeds four months). Preference verifications shall be no more than 120 days old at the time of certification.

At the time of pre-application, CMHA may use a pre-application to obtain the family's certification that it qualifies for a preference. Between pre-application and the application interview, the family will be advised to notify CMHA of any change that may affect their ability to qualify for a preference.

Applicants that are otherwise eligible and self-certified as qualifying for a preference will be placed on the waiting list in the appropriate applicant pool.

Applicants that self-certify to a preference at the time of pre-application and cannot verify current preference status at the time of certification will lose their preference status and their standing on the waiting list.

Families that cannot qualify for any of the preferences will be moved into the No-preference category, and to a lower position on the waiting list based on date and time of application.

Families that claim a preference at the time of the pre-application, but do not qualify for a preference at the time of application interview, will be notified in writing and advised of their right to an informal meeting as described below. If otherwise qualified, the family's application will then be placed on the waiting list in the appropriate No-preference category.

8. Notice and Opportunity for a Meeting

If an applicant claims but does not qualify for a preference, the applicant can request a meeting: CMHA will provide a written notice if an applicant does not qualify for a preference. This notice shall contain a brief statement of the reason(s) for the determination, and notice that the applicant has the right to meet with CMHA's designee to review the determination.

If the applicant requests the meeting, CMHA shall designate an employee or other agency designee to conduct the meeting. A written summary of this meeting shall be made and retained in the applicant's file.

The applicant will be advised that s/he may exercise other rights if the applicant believes that illegal discrimination, based on race, color, national origin, religion, age, disability, or familial status has contributed to CMHA's decision to deny the preference.

Applicant Selection Criteria

1. Required Denial of Admission

In accordance with 24 CFR § 960.204 CMHA will deny admission for:

a. Persons previously evicted from government-subsidized housing for drug-related criminal activity[4];
b. Persons engaging in illegal use of a drug;
c. Persons convicted of methamphetamine production; or
d. Persons subject to a lifetime sex offender registration requirement;

2. It is CMHA's policy that all applicants shall be screened in accordance with HUD's regulations and CMHA's *Applicant Screening Procedures*. During screening, CMHA will require applicants to demonstrate their ability to comply with essential provisions of the lease as summarized below:

a. pay rent and other charges (e.g. utility bills) in a timely manner;
b. care for and avoid damaging the unit and common areas;
c. use facilities and equipment in a reasonable way;
d. create no health or safety hazards;
e. report maintenance needs in a timely manner;
f. not interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others;
g. not to engage in any activity that threatens the health, safety or right to peaceful enjoyment of other residents or staff;
h. not to engage in any drug-related activity; and
i. to comply with necessary and reasonable rules and program requirements of HUD and CMHA.

No applicant for public housing who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

[4] The definition of drug-related criminal activity includes possession of drug paraphernalia.

3. CMHA will check ability to comply with essential lease requirements:

a. Applicant ability and willingness to comply with the essential lease requirements will be checked and documented in accordance with CMHA's *Applicant Screening Procedure*. . Information to be considered in completing applicant screening shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application, in present and prior housing.

b. The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:

(1) Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare;

(2) Adversely affect the physical environment or financial stability of the project;

(3) Violate the terms and conditions of the lease;

(4) Require services from CMHA staff that would alter the fundamental nature of CMHA's program.

c. CMHA will conduct a detailed interview of all applicants. Answers will be subject to third party verification.

d. CMHA will complete a credit check and rental history check on all applicants. CMHA may reject an applicant for an unsatisfactory rental history with a current or former landlord. Unsatisfactory rental history includes, but is not limited to, outstanding balances owed to a landlord, late rental payments, evictions, lease violations, poor housekeeping, etc.

e. Payment of funds owed to CMHA, any other housing authority or any other government-funded housing program is part of the screening evaluation. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. CMHA will reject an applicant for unpaid balances owed CMHA by the applicant for any program that CMHA operates. CMHA expects these balances to be paid in full (either in a lump sum or over time) before initiating the full screening process. CMHA will not admit families who owe back balances. Payment of an outstanding balance will not guarantee selection for housing.

f. CMHA will complete a national and local criminal background check on all adult applicants, and will consider juvenile records for any household member for whom criminal records are available.

g. CMHA may complete a home visit on applicants. The purpose of the Home Visit is to obtain information to be used in determining the applicant's compliance with Applicant Screening Criteria.

As part of the home visit, CMHA will determine whether the applicant's housekeeping would contribute to health or sanitation problems. CMHA staff completing the home visit will consider whether the conditions they observe are the result of the applicant's treatment of the unit or whether they are caused by the unit's overall substandard condition.

Housekeeping criteria shall include, but not be limited to conditions in the living room, kitchen, bathroom, bedrooms, entrance-ways, halls, and yard, cleanliness in each room; and general care of appliances, fixtures, windows, doors and cabinets. Other CMHA lease compliance criteria will also be checked, such as evidence of destruction of property, unauthorized occupants, evidence of criminal activity, and conditions inconsistent with application information.

(1) All applicants shall have at least two days' advance written notice of Home Visits.

h. All eligible applicants are required to attend and complete CMHA's Orientation prior to leasing.

i. Applicants for selected scattered site housing will also be required to attend and successfully complete CMHA's Good Neighbor Housing Program.

j. CMHA's examination of relevant information with respect to past and current habits or practices will include, but is not limited to, an assessment of:

(1) The applicant's past performance in meeting financial obligations, especially rent and utility bills.

(2) A record of disturbance of neighbors, destruction of property, or living or housekeeping habits at present or prior residences that may adversely affect the health, safety, or welfare of other tenants or neighbors.

(3) Any history of criminal activity on the part of <u>any</u> applicant family member involving crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff with respect to criminal activity.

(4) Applicants will be determined ineligible for admission if CMHA determines that there is reasonable cause to believe that the applicant and/or any family member's pattern of abuse of an illegal drug and/or alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. CMHA may waive this requirement if the person demonstrates to CMHA's satisfaction that the person is no longer engaging in abuse of alcohol and/or drugs and:

(a) Has successfully completed a supervised drug rehabilitation program satisfactory to CMHA;

(b) Has otherwise been rehabilitated successfully (third-party verification required); or

(c) Is participating in a supervised drug or alcohol rehabilitation program satisfactory to CMHA.

(5) A record of eviction from housing or involuntary termination from residential programs (taking into account date and circumstances).

(6) An applicant's ability and willingness to comply with the terms of CMHA's lease.

k. An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition, income or rent will result in rejection. Unintentional

mistakes that do not confer any advantage to the applicant will not be considered misrepresentations.

l. By the time of admission applicants must be able to demonstrate the ability and willingness to comply with the terms of CMHA's lease, either alone or with assistance.[5] Availability of assistance and/or the ability to comply with lease terms are subject to verification by CMHA.

4. Screening applicants who claim mitigating circumstances

a. If negative information is received about an applicant, CMHA shall consider the time, nature, and extent of the applicant's conduct and factors that might indicate a reasonable probability of favorable future conduct. To be considered in CMHA's screening assessment of the applicant, mitigating circumstances must be verifiable.

b. Mitigating circumstances[6] are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified, indicate both: (1) the reason for the unsuitable rental history and/or behavior; and (2) that the reason for the unsuitable rental history and behavior is no longer in effect or is under control, and the applicant's prospect for lease compliance is an acceptable one, justifying admission. Mitigating circumstances may outweigh information already gathered in the screening process.

c. If the applicant asserts that the mitigating circumstances relate to a change in disability, medical condition or course of treatment, CMHA shall have the right to refer such information to persons qualified to evaluate the evidence and verify the mitigating circumstance. CMHA shall also have the right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited to the information necessary to verify the mitigating circumstances or, in the case of a person with disabilities, to verify the need for a reasonable accommodation.

d. Examples of mitigating circumstances might include:

(1) Evidence of successful rehabilitation;

(2) Evidence of the applicant family's participation in social service or other appropriate counseling service; or

(3) Evidence of successful and sustained modification of previous disqualifying behavior.

e. Consideration of mitigating circumstances does not guarantee that the applicant will qualify for admission. CMHA will consider such circumstances in light of:

(1) the applicant's ability to verify the claim of mitigating circumstances and his/her prospects for improved future behavior;

(2) the applicant's overall performance with respect to all the screening requirements; and

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[5] Applicants whose landlord, financial, criminal and other references demonstrate that they are already willing and able to comply with lease terms in their existing housing will be considered to have met this criterion, whether or not they are disabled. Applicants whose housing situations make it difficult for CMHA to determine whether or not they are able and willing to comply with lease terms (e.g. because they are homeless, are living with friends or relatives, or have other non-traditional housing circumstances) will have to demonstrate ability and willingness to comply with lease terms whether or not they are disabled.

[6] Mitigating circumstance is applicable to all applicants.

(3) the nature and seriousness of any criminal activity, especially drug related criminal activity that appears in the applicant's record.

5. Qualified and Unqualified Applicants

a. Verified information will be analyzed and a determination made with respect to:

(1) Eligibility of the applicant as a family;

(2) Eligibility of the applicant with respect to income limits for admission;

(3) Eligibility of the applicant with respect to citizenship or eligible immigration status;

(4) Unit size required for and selected by the family;

(5) Preference category (if any) to which the family is entitled; and

(6) Qualification of the applicant with respect to the *Applicant Selection Criteria.*

b. Families determined to be qualified will be notified by CMHA of the projected date of occupancy insofar as that date can be reasonably determined. The projected date is just an estimate and does not mean that applicants should necessarily expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon many factors CMHA does not control, such as turnover rates, and market demands as they affect available bedroom sizes and location.

c. Applicants determined unqualified for admission will be promptly notified. These applicants will receive a *Notice of Rejection* from CMHA, stating the basis for such determination. CMHA shall provide an opportunity for informal review of the determination as described in *Procedure for Informal Hearing for Rejected Applicants*. Rejected applicants may request an informal hearing within 15 business days of the date of the Notice of Rejection. Applicants are not entitled to use the resident grievance process.

d. Applicants known to have a disability that are determined eligible but fail to meet the *Applicant Selection Criteria* will be offered an opportunity to have their cases examined by a Housing Panel, as set forth in CMHA's Leasing Department's Social Service Referral Procedures, to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the screening procedures.

H. Occupancy Guidelines

1. Units shall be assigned and occupied by families based on the appropriate bedroom size that complies with HUD rules related to Occupancy Standards. for Minimum and Maximum-Number-of-Persons-Per Unit

Number of Bedrooms	Minimum Number of Persons/Unit	Maximum Number of Persons/Unit[7]
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10
6	6	12

The following principles govern the size of unit for which a family will qualify. Generally, two people are expected to share each bedroom, except that units will be assigned so that:

a. It will not be necessary for persons of different generations or opposite sex, other than husband and wife, to occupy the same bedroom, although they may do so at the request of the family.

b. Exceptions to the largest permissible unit size may be made as needed in cases of reasonable accommodation for a person with disabilities.

c. Two children of the opposite sex will not be required to share a bedroom, although they may do so at the request of the family.

d. An unborn child may or may not be counted as a person in determining unit size, at CMHA's discretion.

e. Foster children will be included in determining unit size only if they will be in the unit for more than six months.

f. A child who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school will be counted when determining unit size; however, family members not listed on the lease, such as those in the military, shall not be counted in determining unit size.

g. A single head of household parent shall not be required to share a bedroom with his/her child, although they may do so at the request of the family.

h. A Live-in Aide may be assigned a bedroom.

2. The local housing code standard of two persons per bedroom will be used as the standard for the smallest unit a family may be offered. Individual housing units with very small or very large bedrooms, or other specific situations that inhibit or encourage lower or higher levels of occupancy, may be permitted to establish lower or higher occupancy levels. CMHA will consider the size of the unit as well as the size and the number of bedrooms. Assignment of units by bedroom size may not have the effect of discriminating on the basis of familial status.

3. The largest unit size that a family may be offered would provide no more than one bedroom per family member, taking into account family size and composition.

4. When a general occupancy family applies for housing, and each year when the waiting list is updated, some families will qualify for more than one unit size. Based on the

[7] When determining the maximum number of people allowed in a unit, the Occupancy Specialist may also take into account the actual size of the bedrooms in the unit, which may vary significantly from property to property.

family's choice, CMHA will place the family on one wait list for any of the unit sizes for which that family chooses. A family that chooses to occupy the minimum size unit must agree not to request a transfer until their family size changes.

5. When a family is actually offered a unit, if they no longer qualify for the unit size, they will be moved to the appropriate sub-list, retaining their preferences and date and time of application. This may mean that they may have to wait longer for a unit offer.

6. The unit size standards shall be discussed with each applicant family that qualifies for more than one unit size. Families will also be informed about their status and movement on the various waiting lists and sub-lists maintained by CMHA. Families shall be asked to declare, in writing, the waiting list(s) on which they wish to be placed. If a family requests a smaller unit size than would normally be assigned under the largest unit size standard, the family will be required to sign a statement agreeing to the unit assignment until their family size or circumstances change. At the family's request, CMHA shall change the family's site preference on the waiting sub-lists at any time while the family is on the waiting list.

Tenant Selection and Assignment Plan

A. Organization of the Waiting List

1. Community-Wide Waiting List

Each applicant shall be assigned his/her appropriate place on the site-based waiting list(s) selected by the applicant in sequence based upon:

a. type and size of unit needed and selected by the family (e.g. general occupancy building, accessible or non-accessible unit, number of bedrooms);

b. applicant preference or priority, if any; and

c. date and time the application is received.

2. CMHA will maintain its waiting list in the form that records the type and size of unit needed, each applicant's priority/preference status and the date and time of application. All current applicants for the communities selected for Site-based Waiting Lists will be given an opportunity to list up to three communities where they would accept a unit offer or to opt for the "first available" unit offer. An applicant may be on three different waiting lists. All applicants will be informed of the length of each list and may change their site selection as needed.

B. Unit Offers to Applicants

1. To assure equal opportunity and nondiscrimination on grounds of race, color, sex, religion, national origin, disability or familial status the first qualified applicant in sequence on the site-based waiting list is made one offer of a unit of appropriate size and type at a site he/she has selected. The applicant must accept the vacancy offered or be dropped from the waiting list for that site. Applicants may be removed from the waiting list for refusing a unit offer without good cause.

2. CMHA will first match the characteristics of the unit available with the highest ranking applicant for a unit of that size, type and special features (if any), taking into account any limitations on admission, i.e. designated housing (if applicable). Preferences, if any, are then applied to determine the order of applicant selection from the waiting list. If

two applicants need the same type and size of unit and have the same preference status, the applicant with the earlier date and time of application will receive the first offer.

3. For an available unit with accessible features, CMHA will give first preference to families that include a person with disabilities who can benefit from the unit features.

4. When a unit with accessible features is ready and no applicant in the targeted preference group requires the features of the unit, CMHA will make an offer to an applicant who does not qualify for the preference. Certain types of transfers will also be processed with new admissions. See Section F. for the ratio of transfers to new admissions.

5. The applicant must accept the vacancy offered within 3 working days of the date the offer is communicated (by phone or mail). If the applicant does not accept the unit within this timeframe the unit will be offered to the next applicant.

6. If more than one unit of the appropriate size and type is available, the first unit to be offered will be the unit that is ready or will be ready for occupancy the soonest.

C. Due Process Rights for Applicants

It is the responsibility of each applicant to keep CMHA apprised of any changes in address, phone number, family income or other family circumstances. No applicant on the waiting list shall be removed from the waiting list except when one of the following situations occurs:

1. The applicant receives and accepts an offer of housing;

2. The applicant requests that his/her name be removed from the waiting list;

3. The applicant is rejected; or

4. The application is withdrawn because CMHA attempted to contact the applicant for an annual waiting list update, to schedule a meeting or interview, to offer or show a unit, or for some other reason, and was unable to contact the applicant. In attempting to contact an applicant, the following methods shall be undertaken before an application may be withdrawn:

   a. The applicant will be sent a letter by first class mail to the applicant's last known address, asking the applicant to contact CMHA[8] either by returning the update postcard or in person within the specified time;

   b. If an applicant contacts CMHA, as required, within any of the deadlines stated above, he/she shall be reinstated at the former waiting list position.

   c. When CMHA is unable to contact an applicant by first class mail to schedule a meeting, or interview or to make an offer, CMHA shall suspend processing of that application until the applicant is either withdrawn (no contact by the applicant) or reinstated (contact by the applicant within the stated deadlines). While an application is suspended, applicants next in sequence will be processed.

5. Applicants who fail to respond to CMHA's attempts to contact them because of circumstances related to a disability shall be entitled to reasonable accommodation, provided that the circumstances are verified to be related to a disability. In such circumstances CMHA shall reinstate the applicants to their former waiting list positions.

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[8] Except that CMHA shall contact persons with disabilities according to the methods such individuals have previously designated. Such methods of contact could include verbal or in-person contact or contacting relatives, friends or advocates rather than the person with disabilities.

6. Families whose applications are withdrawn or rejected as described above must reapply for housing at a time the waiting list is open and will be assigned a new date and time of application.

D. Good Cause for Applicant Refusal to Lease

If an applicant is willing to accept the unit offered but is unable to move at the time of the offer, and presents to the satisfaction of CMHA, clear evidence ("good cause") that acceptance of the offer will result in undue hardship not related to considerations of race, color, sex, religion or national origin, the applicant will not be dropped to the bottom of the list.

1. Examples of "good cause" for refusing an offer of housing include, but are not limited to:

   a. The unit is not ready for occupancy at the time the offer of housing is made. "Ready for occupancy" means the unit has no physical inspection deficiencies.

   b. The unit offered is inaccessible to source of employment, education or job training, children's day care, or educational program for children with disabilities[9], so that accepting the unit offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities;

   c. The family demonstrates, to CMHA's satisfaction, that accepting the offer will place a family member's life, health or safety in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption;

   d. A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (each as listed on final application) or live-in aide necessary to the care of the principal household member;

   e. The unit is inappropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a 30 day notice to move;

   f. An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; or

   g. The applicant is willing to move to the unit offered, but is unable to move in a timely fashion, because the applicant must give notice to a current landlord.

2. The applicant must be able to document that the hardship claimed is good cause for refusing an offer of housing. Where good cause is verified, the refusal of the offer shall not require that the applicant be dropped to the bottom of the waiting list or otherwise affect the family's position on the waiting list. (In effect, the family's application will remain at the top of the waiting list until the family receives an offer for which they have no good cause for refusal.)

[9] This only applies when the applicant has a child participating in such a program.

3. CMHA will maintain a record of units offered, including location, date, and circumstances of each offer, and each acceptance or refusal, including the reason for the refusal.

E. Dwelling Units with Accessible/Adaptable Features

1. Before offering a vacant accessible unit to a non-disabled applicant, CMHA will offer such unit:

   a. First, to a current occupant of another unit of the same community, or other public housing communities under CMHA's control, having a disability that requires the special features of the vacant unit (in effect, a transfer of the occupant with disabilities from a non-adapted unit to the vacant accessible/adapted unit).

   b. Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

2. When offering an accessible/adaptable unit to a non-disabled applicant, CMHA will require the applicant to sign an agreement to move to an available non-accessible unit within 30 days when either a current resident or an applicant with a disability needs the unit. This requirement is also reflected in the lease agreement signed with the applicant.

F. Leasing and Occupancy of Dwelling Units

Applications for admission and incentive transfers will be processed centrally. Initial intake, waiting list management and screening will also be handled from the central leasing office. Offers may be made in person, in writing or by phone from either the central leasing office or from the applicable property management office.

G. Transfers

CMHA has five types of transfer: Emergency, Administrative (Category 1, Category 2 and Category 3), and Incentive transfers. The definition of each type of transfer is found in the Transfer section of this policy.

1. Emergency transfers, Category 1 and 2 Administrative transfers and Incentive transfers all take priority over general admissions. Category 3 Administrative transfers will be processed at the rate of four general admissions for each Category 3 Administrative transfer.

2. To the greatest degree possible, except for Incentive transfers, transfers will be made at the location where the family currently resides. If an appropriate size or type of unit is not available in the family's current location, the family will be made another housing offer of a vacant, ready unit that is the right size and type.

3. Except for Emergency transfers, tenants on the transfer list may refuse transfer offers for the "good cause" reasons cited in Section C above without losing their position on the transfer list.

4. Tenants who refuse a final transfer offer without good cause may be removed from the transfer list. Tenants whose transfers are mandatory and who refuse a final transfer offer without good cause are subject to lease termination.

5. Tenants are entitled to use the CMHA Grievance Procedure if they are refused the right to transfer or if CMHA requires them to transfer and they do not believe the required

transfer falls within the reasons as specified in this policy. Emergency transfers must proceed, and may be grieved after the fact.

Deconcentration Policy for Covered Developments			
Development Name	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
OH 4-5 Millvale South	270		Contained in Admissions and Continued Occupancy Policy
OH 4-6 Millvale North	297		Contained in Admissions and Continued Occupancy Policy
OH 4-8 Liberty Apartments (formerly Laurel Homes)	130		Contained in Admissions and Continued Occupancy Policy
OH 4-17 Stanley Rowe	64		Contained in Admissions and Continued Occupancy Policy
OH 4-23 N/C-City/67	26		Contained in Admissions and Continued Occupancy Policy
OH 4-28 Webman Court/Dixie	12		Contained in Admissions and Continued Occupancy Policy
OH 4-29 Quebec Road/Clinton	76		Contained in Admissions and Continued Occupancy Policy
OH 4-30 A/R-City/68	53		Contained in Admissions and Continued Occupancy Policy
OH 4-36 Horizon Hills	32		Contained in Admissions and Continued Occupancy Policy
OH 4-38 NC-City/79	38		Contained in Admissions and Continued Occupancy Policy
OH 4-40 APT A/R-City/79	186		Contained in Admissions and Continued Occupancy Policy
OH 4-42 A/R-County/86	39		Contained in Admissions and Continued Occupancy Policy
OH 4-43 A/R-City/86	47		Contained in Admissions and Continued Occupancy Policy
OH 4-44 A/R-County/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-45 A/R-City/88	44		Contained in Admissions and Continued Occupancy Policy
OH 4-46 A/R-County2/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-51	100		Contained in Admissions and Continued Occupancy Policy
OH 4-53	3		Contained in Admissions and Continued Occupancy Policy

LOW INCOME PUBLIC HOUSING WAITING LIST

Site Based Waiting List				
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
SW-BEECHWOOD, OH 4-07, CINCINNATI	July 2004	94.5% minority	78.3% minority	-16.2 percentage points
EV-EVANSTON OH 4-41, CINCINNATI	July 2004	92.0% minority	94.4% minority	+2.4 percentage points
MM-MARQUETTE MANOR, OH 4-11, CINCINNATI	July 2004	77.9% minority	82.5% minority	+ 4.6 percentage points
MPT-MAPLE TOWER, OH 4-19, CINCINNATI	July 2004	98.3% minority	90.9% minority	-7.4 percentage points
PC-PINECREST, OH 4-26, CINCINNATI	July 2004	23.5% minority	58.3% minority	+ 34.8 percentage points
PE-PARK EDEN, OH 4-22, CINCINNATI	July 2004	96.7% minority	82.6% minority	-14.1 percentage points
PR-PRESIDENT, OH 4-21, CINCINNATI	July 2004	92.5% minority	93.7% minority	+1.2 percentage points
RED-REDDING, OH 4-20, CINCINNATI	July 2004	94.8% minority	100% minority	+5.2 percentage points
RV-RIVERVIEW, OH 4-25, CINCINNATI	July 2004	91.7% minority	100% minority	+ 8.3 percentage points
SM-SAN MARCO, OH 4-36, CINCINNATI	July 2004	96.6% minority	82.6% minority	-14 percentage points
SRT-STANLEY ROWE TOWERS, OH 4-17, CINCINNATI	July 2004	98.9% minority	92.7% minority	- 6.2 percentage points
CLS-CLINTON SPRINGS, OH 4-29, CINCINNATI	July 2004	100.0% minority	97.9% minority	+ 2.1 percentage points
ECI-SS EAST CITY, MULTIPOLE PROJECT #'S, CINCINNATI	July 2004	87.4% minority	89.3% minority	+ 1.9 percentage points
ECO-SSEAST COUNTY, MULTIPLE PROJECT #'S, HAMILTON COUNTY	July 2004	78.7% minority	80.8% minority	+ 2.1 percentage points
LA-LIBERTY STREET APARTMENTS	July 2004	100.0% minority	97.2% minority	- 2.8 percentage points
MAT-MARIANNA TERRACE	July 2004	97.2% minority	93.4% minority	- 3.8 percentage points
WCI-SS WEST CITY, MULTIPLE PROJECT #'S, CINCINNATI	July 2004	98.3% minority	86.6% minority	-11.7 percentage points
WCO, SS WEST COUNTY, MULTIPLE PROJECT #'S, HAMILTON COUNTY	July 2004	85.4% minority	75.1% minority	- 10.3 percentage points
SK-SETTY KUHN	July 2004	100.0% minority	93.4% minority	-6.6 percentage points
EW-ENGLISH WOODS AND SUTTER VIEW, OH 4-02, OH 4-14, CINCINNATI	July 2004	94.8% minority	91.2% minority	-3.6 percentage points
FG-FINDLATER GARDENS, OH4-10, OH 4-13, CINCINNATI	July 2004	96.1% minority	96.5% minority	+.4 percentage points

Housing Choice Voucher Section 8 Program

CMHA's *Housing Choice Voucher Section 8 Program Administrative Plan* contains the following policies governing eligibility, selection and admission to all HCV programs administered by CMHA.

Eligibility

To be eligible for participation, an applicant must meet the following criteria:

- An applicant must be a "family."
- An applicant must be within the appropriate Income limits.
- An applicant must furnish Social Security Numbers for all family members age six and older.
- An applicant must furnish declaration of Citizenship or Eligible Immigrant Status and verification where required.

CMHA will deny program assistance for an applicant for any of the following reasons:

- If any member of the household is subject to any registration requirement under a State sex offender or sexual predator registration.
- If the applicant was convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.
- If any member of the family has been evicted from federally assisted housing in the last 12 months.
- If any member of the family has committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
- If the family is not in good standing under another CMHA housing program.
- If the family currently owes rent or other amounts to CMHA or to another PHA in connection with Housing Choice Voucher Program or public housing assistance under the 1937 Act.

Wait List Procedures

CMHA will not deny any family or individual the equal opportunity to apply for or receive assistance under any Housing Choice Voucher Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability or sexual orientation. When the waiting list is open, any family asking to be placed on the waiting list for Housing Choice Voucher Program rental assistance will be given the opportunity to complete an application.

CMHA will advertise the opening of the waiting list through public notice in the local media outlets including minority publications and media entities, with the locations, and program for which applications are being accepted. The notices will be made in an accessible format if requested, and will provide potential applicants with information including CMHA's address

and telephone number, how to submit an application, information on eligibility requirements, and the availability of local preferences.

Families who wish to apply for any one of CMHA's programs must complete a written application when application taking is open. Applications will be made available in an accessible format upon request from a person with a disability.

The application process involves two phases. The first is the "initial" application for assistance (referred to as a pre-application), and results in the family's placement on the waiting list. Pre-applications are dated, time-stamped, and processed in the order received.

The second phase takes place when the family reaches the top of the waiting list. It is during this phase that CMHA verifies all HUD and CMHA eligibility factors in order to determine the family's eligibility.

The open application period is long enough to achieve a waiting list adequate to cover projected turnover and new allocations over the next 12 months. CMHA may stop accepting applications when there are enough applicants to fill anticipated openings for the next 12 months. However, the waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

When the period for accepting applications is over, CMHA will add the new applicants to the applicable waiting list.

Selection and Admissions Policies

Except for Special Admissions, applicants for HCV assistance will be taken from the

HCV waiting list in order of the following local preferences:

- Families, and single persons who are elderly (62 or over) or disabled will be given preference over other singles.
- Families having been designated as eligible for assistance under HUD's Disaster Housing Assistance Program (DHAP).

CMHA will admit families who qualify under the Extremely Low Income limit to meet the income targeting requirement, regardless of preference. For applicants with identical preference status, selection will be made on the basis of the date and time of receipt of the completed pre-application. In the event of a tie, the applicant with the lower last four digits of the social security number will receive the preference.

CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2009

ATTACHMENT B

GRIEVANCE PROCEDURES

LOW INCOME PUBLIC HOUSING GRIEVANCE PROCEDURES

I. PURPOSE

The Cincinnati Metropolitan Housing Authority ("CMHA") Grievance Procedure (the "Grievance Procedure") has been adopted to provide a forum and procedures for tenants to seek the just, effective, and efficient settlement of Grievances against CMHA.

Except as described in Section X, the Grievance Procedure is only available to ***current tenants*** in the public housing program.

II. APPLICABILITY

A. The Grievance Procedure shall be applicable to all individual Grievances (as defined below) between a tenant and CMHA, except as provided in Article II.B and C. below.

B. 1. The U.S. Department of Housing and Urban Development ("HUD") has issued a due process determination that the laws of the State of Ohio require that a tenant be given the opportunity for a hearing in a court that provides the basic Elements of Due Process (as defined below) before eviction from a dwelling unit. Therefore CMHA has elected to exclude from the Grievance Procedure any Grievance concerning a termination of tenancy or eviction that involves:

(i) any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of CMHA; or

(ii) any Drug-Related Criminal Activity (as defined below) on or off such premises.

2. Since HUD has issued a due process determination, CMHA shall evict the occupants of the dwelling unit through the judicial eviction procedures that are the subject of the due process determination. In these cases, CMHA shall not provide the opportunity for a hearing under the Grievance Procedure.

C. The Grievance Procedure shall not be applicable to disputes between tenants not involving CMHA, or to class Grievances. The Grievance Procedure is not a forum for initiating or negotiating policy changes between a group or groups of tenants and CMHA. Accordingly, the Hearing Officer appointed to hear any individual Grievance will have no authority to change any provision of the lease agreement, the Grievance Procedure or any other policy or procedure of CMHA, or the application of any law or HUD regulation.

III. REQUIREMENTS

This Grievance Procedure shall be incorporated by reference in all lease agreements entered into by and between CMHA and individual tenants whether or not so specifically provided in such leases. CMHA shall furnish each tenant and resident organization with a copy of the Grievance Procedure.

IV. DEFINITIONS

A. GRIEVANCE: Any dispute which a tenant may have with respect to the CMHA action or failure to act in accordance with the individual tenant's lease agreement or CMHA

rules and regulations which adversely affect the individual tenant's rights, duties, welfare or status.

B. GRIEVANT: Any tenant whose Grievance is presented to a CMHA Property Management Office in accordance with Sections V and VI of the Grievance Procedure.

C. DRUG-RELATED CRIMINAL ACTIVITY: The illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. section 802).

D. ELEMENTS OF DUE PROCESS: An eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:

1. Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction;

2. Right of the tenant to be represented by counsel;

3. Opportunity for the tenant to refute the evidence presented by CMHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have; and

4. A written decision on the merits.

E. HEARING OFFICER: A person selected in accordance with Section VI of this Grievance Procedure to hear Grievances and render a decision.

F. TENANT: The adult person (or persons) (other than a live-in aide):

1. who resides in the unit, and who executed the lease with CMHA as lessee of the dwelling unit, or, if no such person now resides in the unit,

2. who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.

G. RESIDENT ORGANIZATION: Includes a resident management corporation.

V. INFORMAL SETTLEMENT OF GRIEVANCE

Any Grievance shall be personally presented, in writing, to CMHA at the CMHA Property Management Office where the tenant resides, within ten (10) days following the action or failure to act about which the tenant is complaining. Under no circumstances shall CMHA refuse to accept Grievance forms when presented by a tenant or a tenant's representative. Grievance and hearing request forms shall be available at CMHA's Central Housing Management Office and at all CMHA Property Management Offices. Upon presentation of any written Grievance, CMHA office personnel shall date stamp the written Grievance and the manager shall arrange an informal conference with the tenant to discuss the Grievance and attempt to settle it without a hearing. A summary of the discussions during such conference shall be prepared within twenty (20) days following the date of the conference, and one copy shall be given to the tenant, one shall be given to the tenant's representative, if any, and one copy retained in CMHA's tenant file. The summary shall specify the names of the participants, the date of the conference, the nature of the proposed

disposition of the Grievance and the specific reasons for the manager's decision, and shall specify the procedures by which a hearing under Section VI may be obtained if the Grievant is not satisfied.

VI. PROCEDURES TO OBTAIN A HEARING

A. REQUEST FOR HEARING: The Grievant shall submit a written request for a formal hearing to CMHA at the CMHA Property Management Office where the tenant resides or at CMHA's Central Housing Management Office within ten (10) days following receipt of the written summary of discussion pursuant to Section V, or if no such written summary was delivered, within thirty (30) days after the filing of a Grievance. The written request shall specify (1) the reasons for the Grievance, and (2) the action or relief sought.

B. SELECTION OF HEARING OFFICER: A Grievance hearing shall be conducted by an impartial person appointed by CMHA other than the person who made or approved the CMHA action under review or a subordinate of such person.

1. The permanent appointments of persons who shall serve as Hearing Officers shall be governed by the following procedures:

   (a) CMHA shall nominate a slate of persons to sit as permanent Hearing Officers. These persons may include, but may not necessarily be limited to CMHA staff members, tenants or other responsible persons in the community who are familiar with HUD regulations and CMHA policies and procedures.

   (b) The slate of potential appointees shall be submitted to all CMHA resident organizations for written comments. Written comments from the resident organizations shall be considered by CMHA before appointments are made final. Objections to the appointment of a person as a Hearing Officer must be considered but do not disqualify the person from being appointed.

   (c) On final appointment, the persons appointed and resident organizations shall be informed in writing of the appointments. A list of all qualified Hearing Officers will be kept at the CMHA Central Housing Management Office and be made available for public inspection at any time during normal business hours.

2. The designation of Hearing Officers for particular Grievance hearings shall be governed by the following provisions:

   (a) All hearings will be held before a single Hearing Officer.

   (b) Appointments to serve as a Hearing Officer with respect to a particular Grievance shall be made by CMHA.

   (c) No member of the CMHA staff may be appointed as a Hearing Officer in connection with a Grievance contesting an action which was either made

or approved by the proposed appointee, or which was made or approved by a person under whom the proposed appointee works or serves as a subordinate.

(d) No person shall accept an appointment, or retain an appointment, once selected as a Hearing Officer, if it becomes apparent that such person is not fully capable of impartiality. Persons who are designated to serve as Hearing Officers must disqualify themselves from hearing Grievances that involve personal friends, relatives, persons with whom they have any business relationship, or Grievances in which they have some personal interest. Further, such persons are expected to disqualify themselves if the circumstances are such that a significant perception of partiality exists. If a Grievant fails to object to the designation of the Hearing Officer on the grounds of partiality at the beginning of or before the hearing, such objection is deemed to be waived and may not be made later. In the event that a Hearing Officer fails to disqualify himself or herself as required in this Grievance Procedure, CMHA will remove the Hearing Officer from the list of persons appointed for such purposes, invalidate the results of the Grievance hearing in which such person should have, but did not disqualify himself or herself, and schedule a new hearing with a new Hearing Officer.

C. FAILURE TO REQUEST A HEARING: If the Grievant fails to request a hearing in accordance with this Section, then CMHA's disposition of the Grievance under Section V shall become final. The failure to request a hearing shall not constitute a waiver by the Grievant of his or her right thereafter to contest CMHA's action in disposing of the Grievance in an appropriate judicial proceeding.

D. HEARING PREREQUISITE: All Grievances must have been personally presented in writing pursuant to the informal Grievance procedure described in Section V as a condition of proceeding to a hearing under this section. If the Grievant shall show good cause to the Hearing Officer why he or she failed to proceed in accordance with Section V Hearing Officer, the provisions of this subsection may be waived by the Hearing Officer.

E. SCHEDULING OF HEARINGS: Upon Grievant's compliance with subsections A, D and E of this section, a hearing shall be scheduled by the Central Housing Management Office for a time and place reasonably convenient to the Hearing Officer, the Grievant and the CMHA Property Management representative. A written notification specifying the time, place and procedures governing the hearing shall be delivered to Grievant and Grievant's representative (if CMHA has been notified that the Grievant will have a representative at the hearing), and the appropriate CMHA officials. The hearing shall take place not later than ninety (90) days after presentation of the written request for the formal hearing. If the hearing is not conducted within such ninety (90) day period, or by such later date as may be requested by the Grievant in writing, then the Grievance shall be resolved in accordance with the position stated by the Grievant in the written request for hearing. Any Grievance resolved in the Grievant's favor as a result of CMHA's failure to schedule a hearing in accordance with this paragraph shall be final and binding upon CMHA, and no appeal will be permitted.

VII. PROCEDURES GOVERNING THE HEARING

A. The hearing shall be held before a Hearing Officer.

B. The Grievant shall be afforded a fair hearing that shall include:

1. The opportunity to examine before the Grievance hearing any CMHA documents, including records and regulations that are directly relevant to the hearing. The Grievant shall be allowed to copy any such document at the Grievant's expense. If CMHA does not make the document available for examination upon request by the Grievant, CMHA may not rely on such document at the Grievance hearing.

2. The right to be represented by counsel or other person chosen as the Grievant's representative, and to have such person make statements on the Grievant's behalf.

3. The right to a private hearing unless the Grievant requests a public hearing.

4. The right to present evidence and arguments in support of the Grievant's Grievance, to oppose evidence relied upon by CMHA and to cross-examine all witnesses upon whose testimony or information CMHA relies; and

5. A decision based solely and exclusively upon the facts presented at the hearing.

C. The Hearing Officer may render a decision without proceeding with the hearing if the Hearing Officer determines that the issue has been previously decided in another proceeding.

D. If the Grievant or CMHA fails to appear at a scheduled hearing, the Hearing Officer may make a determination to postpone the hearing for a period not to exceed five (5) business days or may make a determination that the missing party has waived its right to a hearing. Both the Grievant and CMHA shall be notified of the determination by the Hearing Officer. A determination that the Grievant has waived his or her right to a hearing shall not constitute a waiver of any right the Grievant may have to contest CMHA's disposition of the Grievance in an appropriate judicial proceeding.

E. At the hearing, the Grievant must first make a showing of an entitlement to the relief sought and thereafter CMHA must sustain the burden of justifying CMHA's action or failure to act against that which the Grievance is directed.

F. The hearing shall be conducted informally by the Hearing Officer. Both verbal and/or documentary evidence pertinent to the facts and issues raised by the Grievance may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Officer shall require CMHA, the Grievant, legal counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate, in the sole and absolute discretion of the Hearing Officer.

G. The Grievant or CMHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

H. If the Grievant has given CMHA advance notice of the Grievant's need for accommodation as a person having disabilities, CMHA shall provide reasonable accommodation for such person so as to permit that person to participate in the hearing. Reasonable accommodation shall include, but shall not be limited to, qualified sign language interpreters, readers, accessible locations, or attendants. If the Grievant is visually impaired, and has given advance notice to CMHA of such impairment, any notice to Grievant that is required under this Grievance Procedure shall be in an accessible format.

VIII. DECISION OF THE HEARING OFFICER

A. The Hearing Officer shall prepare a written decision, together with the reasons for the decision, within thirty (30) days after the hearing unless such time is extended by agreement of the Grievant and CMHA. A copy of the decision shall be sent to the Grievant and CMHA. CMHA shall retain a copy of the decision in the Grievant's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by CMHA and made available for inspection by a prospective Grievant, his or her representative, or Hearing Officer. In the event the Hearing Officer shall not prepare a written decision within thirty (30) days as required by this paragraph, the Grievant may, at his election, be afforded a new hearing before a new Hearing Officer, or serve written notice upon CMHA that a written decision has not been issued in accordance with the provisions of this paragraph. If the Grievant elects to invoke his right to a new hearing, CMHA shall schedule such hearing within ten (10) days. CMHA's failure to schedule a hearing within such ten (10) day period shall result in a disposition of the Grievance in favor of the Grievant in accordance with the Grievant's written request for hearing. If Grievant elects to give written notice of the Hearing Officer's failure to prepare a written decision, and such failure is not corrected within ten (10) days of the receipt by CMHA of such written notice, then the Grievant's Grievance shall be resolved in favor of the Grievant as stated in the Grievant's written request for hearing.

B. The decision of the Hearing Officer shall be binding on CMHA which shall take all actions, or refrain from any actions, necessary to carry out the decision, within forty-five (45) days from the date of the decision unless CMHA's Board of Commissioners determines and notifies the Grievant within the forty-five (45) day period of its determination, that:

1. The Grievance does not concern CMHA action or failure to act in accordance with or involving the Grievant's lease or CMHA rules and regulations, which adversely affect the Grievant's rights, duties, welfare or status; or

2. The decision of the Hearing Officer is contrary to applicable federal, state or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and CMHA or exceeds the authority granted to Hearing Officers under Section II. C. of this Grievance Procedure.

C. A decision by the Hearing Officer or CMHA Board of Commissioners in favor of CMHA or which denies the relief requested by the Grievant in whole or in part shall not constitute

a waiver of, nor affect in any manner whatever, any rights the Grievant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

IX. RESPONSIBILITY FOR RENT PAYMENTS AND OTHER CHARGES

Before a hearing is scheduled in any grievance involving the amount of rent as defined in 966.4(b) that CMHA claims is due, the Grievant must pay an escrow deposit to CMHA. When a family is required to make an escrow deposit, the amount is the amount of rent that CMHA states is due and payable as of the first of the month preceding the month in which the Grievant's act or failure to act took place. After the first deposit, the Grievant must deposit the same amount monthly until the Grievant's complaint is resolved by decision of the Hearing Officer.

Unless CMHA waives the requirement due to financial hardship (as prescribed in Section 5.630 or Section 5.615 of the regulations, the Grievant's failure to make the escrow deposit will terminate the grievance procedure. A Grievant's failure to pay the escrow deposit does not waive the family's right to contest in any appropriate judicial proceeding CMHA's disposition of the grievance.

X. BAD DEBT GRIEVANCE HEARINGS FOR FORMER TENANTS

This section of the grievance procedure only applies to former tenants who are notified after move-out, upon receipt of the Security Deposit Disposition, that they owe money to the public housing program.

To dispute move-out charges, a former tenant must file a Bad Debt Grievance Hearing Request. The tenant shall have thirty days following the date of issue for the Security Deposit Disposition to dispute the move-out charges.

The grievance request shall be expedited, and scheduled with the Hearing Officer. All sections of the Grievance Procedure pertaining to the Hearing Officer and the decision making process apply to the Bad Debt Grievance Procedure.

Failure to request this grievance waives any right of the former tenant to request a bad debt hearing when re-applying for admission to the public housing program.

Attachment A: Tenant Grievance Form
Attachment B: Bad Debt Grievance Request

CMHA

TENANT GRIEVANCE

Date:	Date:
Tenant Name:	Tenant Representative:
Address:	Agency:
Client No./Unit No.:	Address:
Telephone No.:	Telephone No.:
Tenant's Complaint (be specific as to names, dates and places):	
Date Revd. By Property Mgr:	**Tenant's Signature:**
Property Manager's Reply:	
Date:	**Property Mgr.'s Signature:**

Note to Complainant (Tenant): If you are dissatisfied with this reply to your complaint, you have the right to file a request for hearing provided you do so within ten (10) days of the date of this answer. To be timely, your request for hearing must be received by _____. DISTRIBUTION: Original –Director, Housing Management Pink–Property Manager Yellow-Tenant

BAD DEBT GRIEVANCE HEARING REQUEST

RETURN THIS COMPLETED FORM WITHIN 30 CALENDAR DAYS FOLLOWING THE DATE ON YOUR SECURITY DEPOSIT DISPOSITION. MAIL OR FAX TO:

CMHA Department of Housing Management
1044 W. Liberty St.
Cincinnati, Ohio 45214

PHONE: (513) 977-5750 FAX: (513) 665-3155

Name_____

Address_____

City_____ State _____ Zip Code _____

Daytime Phone No._____ Cell Phone No. _____

Please explain why you believe the charges to your account are incorrect. Any documentation supporting your position should be attached to this Grievance Hearing Request.

_____
_____
_____
_____
_____
_____
_____

Signature_____ Date _____

HOUSING CHOICE VOUCHER SECTION 8 GREIVANCE PROCEDURE

CMHA's ***Housing Choice Voucher Section 8 Program Administrative Plan*** contains the following informal hearing and review procedures available to HCV residents and applicants.

HCV Informal Review Procedures

Informal Reviews are provided for applicants who are denied assistance before the effectivedate of the HAP Contract. When CMHA determines that an applicant is ineligible for the program, the family must be notified of their ineligibility in writing. The notice contains:

- The reason(s) they are ineligible,
- The procedure for requesting an informal review if the applicant does not agree with the decision, and
- The time limit for requesting an informal review.

When denying admission for criminal activity as shown by a criminal record, CMHA will provide the subject of the record and the applicant with a copy of the criminal record upon which the decision to deny was based.

CMHA must provide applicants with the opportunity for an informal review of decisions to:

- Deny issuance of a voucher
- Deny participation in the program
- Deny assistance under portability procedures
- Terminate a family's FSS contract or withhold supportive services.

Informal reviews are not required for established policies and procedures and CMHA determinations such as:

- Discretionary administrative determinations by CMHA
- General policy issues or class grievances
- A determination of the family unit size under CMHA subsidy standards
- Refusal to extend or suspend a voucher
- CMHA determination not to grant approval of the tenancy
- Determination that unit is not in compliance with HQS
- Determination that unit is not in accordance with HQS due to family size or composition
- Procedure for Review

A request for an informal review must be received in writing by the close of the business day, no later than 10 calendar days from the date of CMHA's notification of denial of assistance. The informal review will be scheduled within 30 calendar days of the date the request is received.

The informal review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The review may be conducted by:

- A CMHA staff person who is not directly involved in the decision to approve or deny
- An individual who is not a CMHA employee

The applicant will be given the option of presenting oral and/or written objections to the decision. Both CMHA and the family may present evidence and witnesses. The family may use one designee, e.g. an attorney or other representative, to assist them at their own expense.

A notice of the findings will be provided in writing to the applicant within 15 business days after the review. It will include the decision of the Hearing Officer, and an explanation of the decision.

HCV Informal Hearing Procedures

CMHA will give a participant family an opportunity for an informal hearing to consider whether the following decisions relating to the individual circumstances of a participant family are in accordance with the law, HUD regulations, and CMHA policies:

- Determination of the family's annual or adjusted income and the computation of the housing assistance payment
- Appropriate utility allowance used from schedule
- Family unit size determination under CMHA subsidy standards
- Determination to terminate assistance for any reason

CMHA must always provide the opportunity for an informal hearing before termination assistance.

Informal hearings are not required for established policies and procedures and CMHA determinations such as:

- Discretionary administrative determinations by CMHA
- General policy issues or class grievances
- Establishment of the CMHA schedule of utility allowances for families in the program
- CMHA determination not to approve an extension or suspension of a voucher term
- CMHA determination not to approve a unit or lease
- CMHA determination that an assisted unit is not in compliance with HQS (CMHA must

provide hearing for family breach of HQS because that is a family obligation determination)

- CMHA determination that the unit is not in accordance with HQS because of the family size

- CMHA determination to exercise or not exercise any right or remedy against the owner under a HAP Contract

When CMHA makes a decision regarding the eligibility and/or the amount of assistance, participants must be notified in writing. CMHA will give the family prompt notice of such determinations which will include:

- The proposed action or decision of CMHA
- The date the proposed action or decision will take place
- The family's right to an explanation of the basis for CMHA's decision
- The procedures for requesting a hearing if the family disputes the action or decision
- The time limit for requesting the hearing
- To whom the hearing request should be addressed

CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2009

ATTACHMENT C

PET POLICY

CMHA PET POLICY

This policy sets forth requirements for residents who wish to keep common household pets such as dogs and cats in their CMHA dwelling units. All residents who desire to keep a pet must obtain the *prior* approval of the Property Manager, in accordance with the procedures set forth in this Pet Policy.

As a reasonable accommodation for individuals with disabilities, this Pet Policy does not apply to animals that are verified to be medically necessary as an assistive or companion animal needed by persons with disabilities. The need for such an animal must be verified by a qualified medical practitioner.

When verification of need for an assistive or companion animal is obtained, the person with disabilities will be exempt from the pet deposit and, for assistive animals, the size limitations of this policy. Persons with disabilities will still be required to document that their animals are healthy and have received all legally required inoculations. In addition, persons with disabilities must be able to care for their animals and keep them and their units in safe and healthy condition. Owners of medically necessary companion or assistive animals must meet this requirement on their own, or as part of a reasonable accommodation, with assistance from some source other than CMHA. Elderly residents who are not disabled are also permitted to have pets, but if they are not persons with disabilities they must comply fully with this policy, including paying the pet deposit.

Pet ownership by CMHA residents is subject to reasonable requirements and limitations as described in this policy. It is the resident's responsibility to read and follow the rules and regulations contained in this policy. Repeated or serious violations of this policy will be cause for termination of the Lease.

Ownership of household pets is restricted in three (3) ways: by building type; by type or breed of animal; and by size, weight or other factors particular to the type of pet.

- Dog breeds commonly used for attack or defense purposes including, but not limited to Rottweilers, Pit Bull Terriers, Doberman Pinchers and German Shepherds, are not eligible for ownership and are not allowed on CMHA property under any circumstances.
- Any aggressive cat or dog, with a known or suspected propensity, tendency or disposition to unprovoked attacks, is also not allowed.
- Exotic animals are excluded from CMHA property, (e.g. snakes, lizards, iguanas, wild animals such as wolves and big cats, etc.).
- Certain types of birds, e.g. hawks, eagles, condors, falcons, pigeons, etc. are not allowed.

There are no exceptions.

A Tenant wishing to have a pet in their unit must first complete the *Application for Pet Registration* form (attached), which, if approved by the Property Manager, then becomes an Addendum to the Lease.

Documentation necessary at the time of *Application for Pet Registration*:
A photograph and description of the pet;

A certificate signed by a licensed veterinarian verifying that the pet has received all inoculations required by state and local law, that the pet has no communicable diseases, and is pest-free.

The name, address and telephone number of one or more responsible parties who will care for the pet if the pet owner dies or is otherwise unable to care for the pet.

Documentation that cats or dogs have been spayed or neutered. All female dogs over six month of age and all female cats over five months of age must be spayed. All male dogs over eight months of age and all male cats over ten months of age must be neutered. If health problems prevent spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to be registered. CMHA may permit exceptions.

For dog owners, a copy of the current license, issued by Hamilton County.

The name of the adult household member with primary responsibility for pet care.

The *Application for Pet Registration* must be renewed and will be coordinated with each resident's annual recertification. When the completed *Application for Pet Registration* is received, it is reviewed by the Property Manager. Authorization to have a pet can only be approved if the household is lease compliant. Once the pet application is approved by management, the resident shall pay the required pet deposit, if applicable. A receipt shall be given to the resident and a copy kept in the resident's file.

Birds: A maximum of two caged birds, each weighing no more than two pounds, is allowed. The *Application for Pet Registration* must be completed and approved, but no deposit is required.

Fish: No deposit or registration is required for a fish bowl holding less than one gallon of water. An aquarium may not hold more than 30 gallons of water, and must have a secure cover to prevent moisture from escaping. A household may have only one aquarium. For an aquarium, the *Application for Pet Registration* must be completed and approved, but no deposit is required.

Cats: Resident shall pay a refundable pet deposit of $50 if residing in a unit that is not carpeted, and $100 if residing in a unit that is carpeted.

Dogs: Resident shall pay a refundable pet deposit of $150 if residing in a unit that is not carpeted, and $250 if residing in a unit that is carpeted.

The resident shall have the following options to pay the pet deposit:
The entire deposit is paid at the time the Lease is signed or pet approval for the resident is granted; or 50% of the deposit is paid at the time the Lease is signed or pet approval for the resident is granted and the remaining 50% paid in two (2) equal installments. Each installment is due the first of the month for the two months immediately following the signing of the Lease or when the pet approval for the unit is granted.

A household may have either one cat or one dog, but not both. A household may have one fish aquarium and a maximum of two birds in any one unit. Dogs are limited to in size to a maximum of 25 pounds and 20 inches in height at the shoulders. Every dog and cat must wear a valid rabies tag. All pets must also wear a tag bearing the owner's name, address and phone number.
At the time of annual re-examination, every pet must be registered with the Property Manager.
Registering a dog or cat requires proof of up-to-date inoculations, identification tag, and verification

that the pet has been spayed/neutered, or a letter from a veterinarian giving medical reason why procedure was not performed.

Pets shall be quartered in the resident's unit. Animals may not be chained up outside the unit. No doghouses are allowed on the premises. Food and water dishes will be located within the owner's unit. Food and/or table scraps will not be deposited on the owner's porch or yard.

Residents will not feed or water stray animals or wild animals.
Pets will not be allowed on specified common areas (under clothes lines, in community rooms, offices, maintenance space, playgrounds, etc.).

Every pet owner will be responsible for proper disposal of fecal waste of his or her pet. The excrement of any animal curbed on CMHA property must be removed and disposed of immediately. Failure of the pet owner to remove and dispose of pet waste may invoke a $15 charge for management to remove pet waste. Continued violation of this requirement will be cause for termination of tenancy.

Owners are required to make sure their pets do not make noise that interferes with their neighbors' peaceful enjoyment of their units.

Pet owners are liable for any damage caused by their pet, including the cost of exterminating for fleas or other pet-borne pests.

Pets are not permitted in common areas, i.e., laundry rooms, recreation rooms, TV lounges, etc. Lobby areas are available to pets for ingress and egress only. Assistive animals for persons with disabilities are exempt from this restriction.

A pet owner must be capable of taking care of a pet. A pet owner is required to maintain a current notarized statement from a person who will assume immediate responsibility for the pet in case of the pet owner's illness/emergency, or extended absence from the dwelling unit.

While pets are outside of the unit and in CMHA building common areas (e.g. elevators, hallways, lobby, etc.), they must be kept on a leash, carried in the resident's arms or in an appropriate animal cab. While outside the unit, dogs, excluding assistive animals, must be kept on a leash and tightly reined.

A pet that bites or attacks a resident or CMHA employee shall be prohibited from remaining on the property. The pet's owner shall be required to get rid of the animal to avoid lease termination.

Visitors (non-residents) on CMHA property are not allowed to have any animal on the property. Required assistive animals are exempt from this restriction.

The following shall be general guidelines for pet ownership in different types of housing:

High-Rise Buildings: Cats, birds and fish are allowed.
No dogs are allowed. Residents in these buildings who have a dog registered prior to the July 1, 2005 effective date of this policy will be permitted to keep the dog. No new dogs will be permitted.
Single Family Homes, Duplexes, Walk-Ups, Townhouses, and Scattered Sites: All pets specified in this policy are permitted.

Persons with Disabilities: A person with a disability shall be allowed to have an assistive or companion animal, regardless of the building type of the person's dwelling unit. A third-party verification from a qualified medical practitioner that verifies the need for the animal and the type of animal needed shall be required.

Violation of this Pet Policy or Pet Rules two (2) times within a twelve (12) month period will be grounds for termination of the Lease.

Notice of Pet Rule Violation: When CMHA determines that a Tenant has violated one or more of these rules governing the owning or keeping of pets, CMHA will serve a written notice of the pet rule violation(s) on the Tenant.

The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule(s) alleged to have been violated.

The notice must state that the Tenant has ten (10) calendar days from the date of the notice to correct the violation (including, in appropriate circumstances, removal of the pet).

The notice must state that the Tenant's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the Tenant's lease.

The Administrative Grievance Procedure will apply for any proposed termination of the Lease because of Pet Policy violations.

Notice of Pet Removal: If CMHA determines that the pet owner has failed to correct the pet rule violation CMHA will send the resident a notice requiring the pet owner to remove the pet. This notice must:

Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;

State that the pet owner must remove the pet within ten (10) calendar days of the effective date of the notice;

State the failure to remove the pet may result in termination of the lease.

If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, then CMHA may:

Contact the responsible party listed in the registration form and ask that they assume responsibility for the pet;

If the responsible party is unwilling or unable to care for the pet, then CMHA may contact the appropriate Animal Control Authority, Humane Society or other designated agent of CMHA and request the removal of the pet.

Nothing in this policy prohibits CMHA or the appropriate Animal Control Authority from requiring the removal of any pet from the property if the pet's conduct or condition is duly determined to constitute a nuisance or a threat to the health or safety of other occupants of the property or of other persons in the community.

Pet owners will be responsible and liable for any and all bodily harm to other residents or individuals caused by their pet.

Destruction of personal property belonging to others caused by an owner's pet will be the financial obligation of the pet owner.

CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2009

ATTACHMENT D

FISCAL AUDIT

CINCINNATI METROPOLITAN HOUSING AUTHORITY

Regular Audit

Year Ended June 30, 2007

CINCINNATI METROPOLITAN HOUSING AUTHORITY

REGULAR AUDIT

YEAR ENDED JUNE 30, 2007

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Report of Independent Auditors

To the Board of Commissioners
Cincinnati Metropolitan Housing Authority
Cincinnati, Ohio

CSA

HUD, Cleveland Area Office
Renaissance Building
1350 Euclid Avenue, Suite 500
Cleveland, Ohio 44115-1816

We have audited the accompanying basic financial statements of the Cincinnati Metropolitan Housing Authority (CMHA) as of and for the year ended June 30, 2007 as listed in the table of contents. These financial statements are the responsibility of CMHA's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of CMHA, as of June 30, 2007, and changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2007 on our consideration of CMHA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis, as detailed in this Report, is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements of the Cincinnati Metropolitan Housing Authority. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the basic financial statements of CMHA. Also, the accompanying supplemental information such as the combining and individual nonmajor program financial statements is presented for purposes of additional analysis and is not a required part of

CERTIFIED PUBLIC ACCOUNTANTS
[redacted]

the financial statements. The Financial Data Schedule is presented for purposes of additional analysis as required by the Department of Housing and Urban Development and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

CSA

December 18, 2007

Cincinnati Metropolitan Housing Authority
Management's Discussion and Analysis
June 30, 2007

This discussion and analysis provides the reader with narrative overview and financial analysis of Cincinnati Metropolitan Housing Authority's (CMHA) financial activities and performance for the year ended June 30, 2007. This section should be read in conjunction with the audited financial statements and accompanying notes.

Financial Highlights

- CMHA's total assets and liabilities were $299,982,766 and $49,851,632 respectively, and therefore the net assets were $250,931,184 as of June 30, 2007.
- Total revenues including capital contributions and total expenses were $140,786,360 and $119,841,537 respectively resulting in $20,994,823 change in net assets for fiscal year 2007.
- Fiscal 2007 resulted in a net increase in cash and cash equivalents of $26,730,725 and purchase of $13,816,788 in fixed assets.

Overview of the Financial Statements

- Management's Discussion and Analysis The "Management's Discussion and Analysis" is intended to serve as an introduction to the Authority-wide financial statements. The Authority-wide financial statements and Notes to Financial Statements included in the Audit Report were prepared in accordance with GAAP applicable to governmental entities in the United States of America for Proprietary Fund types and in compliance with the regulations set forth in GASB 34.
- Authority-wide Financial Statements The Authority-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. They consist of the Statement of Net Assets, the Statement of Revenues, Expenses and Changes in Net Assets, and the Statement of Cash Flows.
- Notes to Financial Statements The Notes to Financial Statements provide additional information that is essential to a full understanding of the data provided in the Authority-wide financial statements.

Overview of the Financial Statements

The Authority has many programs that are consolidated into a single enterprise fund. The major programs consist of the following:

Conventional Public Housing Under the Conventional or Low Rent Housing program, the Authority rents units that it owns to low income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD), and HUD provides Operating Subsidy and Capital Grant Funding to enable the Authority to provide the housing at a rent that is based upon approximately 30% of household income.

Capital Fund Program The Conventional Public Housing program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties. The formula funding methodology used is based upon the number of units, including the bedroom sizes and the age of the buildings/units.

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During the year ending June 30, 2007, CMHA obtained approval for a $20 million loan for capital improvements, which will repaid through future Capital Fund Program Grants.

Housing Choice Voucher Program Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through the Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at approximately 30% of household income.

Hope VI Grant The Hope VI Grants are programs funded by HUD for redevelopment of the Authority's properties. It is a mixed financing and mixed-use development with homeownership opportunities for public housing residents.

Overview of the Authority's Financial Position and Operations

Net Assets

The Authority's total assets increased by $39.1 million during the fiscal year. Cash and cash equivalents increased by $26.7 over fiscal year 2006, and investments decreased by $1.0 million. The increase in cash was primarily due to funds borrowed from Fannie Mae in conjunction with the Capital Fund Financing Program. These funds are to be used over two years to complete major capital improvements throughout the Conventional Public Housing Program. This was also in part due to underutilized HAP revenues during the fiscal year and HAP revenues from prior years. Accounts receivable increased as projects have been undertaken and monies owned to the Springdale Senior Limited Partnership for the development of Baldwin Grove, a Senior Mixed Finance Development. Overall, capital assets reflect a $2.3 million increase, which is due to new expenditures in the Conventional Public Housing Program which is offset by the demolition of units at the English Woods site. Notes and mortgages receivable and associated interest receivable experienced an increase over the prior year due to the closing of Laurel V and the issuance of a $5 million note to the Laurel V Partnership.

Total liabilities increased for fiscal year 2007 by $18.0 million. The primary cause of this increase was the issuance of the $20 million loan for the Capital Fund Financing Program.

The increase of $21.0 million in total net assets was primarily attributable to the change in operational net income. During fiscal year 2007, CMHA received increased governmental revenues associated with the growth of the Housing Choice Voucher program. This resulted in a net gain of $10 million in the Housing Choice Voucher Program. Additionally, the demolition of units at English Woods led to a decrease in the depreciation expense. There was a $2 million reduction in both rental revenue and utility expense related to a change in handling of the utility allowances for the Conventional Public Housing Program. This had been an expense in the past but is now reflected as a reduction of rental revenue.

Statement of Net Assets
(Condensed)
(millions)

	2007	2006	Change
ASSETS			
Current Assets	$ 64.3	$ 24.3	$ 39.1
Other Assets	31.8	25.1	6.7
Capital Assets	230.8	208.4	2.3
Total Assets	287.8	257.8	30.1
LIABILITIES AND NET ASSETS			
Current Liabilities	13.7	14.3	(0.6)
Long Term Liabilities	32.1	13.7	18.4
Total Liabilities	45.8	28.0	17.8
Net Assets:			
Invested in Capital Assets, Net of Related Debt	199.3	198.4	0.9
Unrestricted Net Assets	51.7	33.5	18.2
Total Net Assets	251.0	229.9	21.1
Total Liabilities and Net Assets	287.8	257.8	30.1

Revenues, Expenses and Change in Net Assets

The Authority's operational income for fiscal year 2007 increased by $37.8 million on a consolidated basis. This is largely due to growth in its Housing Choice Voucher Program due to the receipt of the Hamilton County Housing Choice Vouchers.

Statement of Revenues, Expenses and Changes in Net Assets for the Year Ended
(Condensed)
(millions)

	2007	2006	Change
Operating/Other Revenues	$ 31.8	$ 14.4	$ 7.2
Governmental Revenues	118.1	87.5	30.6
Total Operating Revenues	139.7	101.9	37.8
Operating Expenses	188.1	84.1	34.0
Depreciation Expense	11.7	13.9	(2.2)
Total Operating Expenses	119.8	98.0	21.8
Total Non-Operating Revenues/Expenses	1.1	1.5	(0.4)
Change in Net Assets	21.0	5.4	15.6
Net Assets, Beginning of Year	230.0	222.6	7.4
Prior Year Adjustment	0.0	1.9	(1.9)
Adjusted Net Assets, Beginning of Year	230.0	224.5	5.5
Net Assets, End of Year	251.0	229.9	21.1

Budgetary Highlights

For the year ended June 30, 2007, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. The budgets were prepared in accordance with accounting procedures prescribed by the applicable funding agency.

During fiscal year 2007, CMHA converted financial and accounting processes to comply with the Asset Management requirements as outlined by HUD and began to make appropriate changes to align with funding reductions for this program. Budgets for fiscal year 2008 reflect anticipated funding for the fiscal year and the updates to the Asset Management requirements.

Capital Assets and Debt Administration

As of June 30, 2007 the Authority's investment in capital assets for its Proprietary Fund was $210,850,748 (net of accumulated depreciation). This represents an increase of $2.3 million. This is primarily due to the increase in investment in capital assets, consisting primarily in dwelling units for the Conventional Public Housing Program.

Major capital assets purchased, $13.8 million, during the fiscal year pertained to expenditures made in accordance with the Authority's Capital Fund and HOPE VI programs.

The Authority's long-term portion of debt as of June 30, 2007 was $29,878,100. The long term debt was comprised of Hamilton County HOME and local bank loans for development of low rent housing in Hamilton County, debt secured as part of a capital fund financing program, and a lease-purchase agreement utilized to purchase equipment for energy cost savings program.

Economic Factors

The following factors were considered in preparing the Authority's budget for the fiscal year 2008:

- Change in funding methods, levels and pro-ration factors for Housing Choice Voucher, Low Income Public Housing, Capital Fund, and Replacement Housing Factor.
- Inflationary and weather condition factors which effect utility rates and cost of operational materials and supplies.
- Increases in salary and benefit costs (e.g. health insurance (significant increases are anticipated beginning September 1, 2007), public employee retirement fund).
- Changes in financial reporting requirements affecting the Housing Choice Voucher Program and Capital Programs in conjunction with HUD-required transition to Asset Management.
- Increases in the number of dwelling units in the public housing portfolio as well as the development of a 100-unit mixed finance property.

Contacting the Authority

Questions concerning any of the information provided in this report or requests for additional information should be addressed to Donald Trowdle, Executive Director, Cincinnati Metropolitan Housing Authority, 16 West Central Parkway, Cincinnati, Ohio 45202.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
CINCINNATI, OHIO
STATEMENT OF NET ASSETS
JUNE 30, 2007

ASSETS	
Current assets:	
Cash and cash equivalents - unrestricted	$ 38,919,391
Cash and cash equivalents - restricted	1,810,469
Investments, at fair value	2,940,216
Accounts receivable, net of allowance for doubtful accounts	4,616,579
Due from other governments	5,386,851
Inventory, net of allowance for obsolescence	293,847
Prepaid expenses	384,524
Total current assets	54,343,996
Property and equipment:	
Land	26,996,554
Buildings and building improvements	238,711,688
Furniture, equipment and machinery	3,260,264
Construction in progress	106,288,751
	378,369,247
Less: accumulated depreciation	165,808,501
	210,860,746
Other assets:	
Notes and mortgages receivable	25,457,880
Interest receivable	6,197,502
Insurance deposits	176,223
Total other assets	31,830,286
Total assets	$ 297,024,727

See accompanying notes and report of independent auditors.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY
CINCINNATI, OHIO
STATEMENT OF NET ASSETS
JUNE 30, 2007

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable	$	3,364,679
Accrued wages and taxes payable		362,821
Accrued compensated absences		281,933
Other accrued liabilities		2,386,123
Due to other governments		1,021,785
Notes and bonds payable - Fannie Mae		3,870,276
Notes and bonds payable - current portion		1,346,824
Prepaid rents		17,613
Payable from restricted assets:		
Resident security deposits		1,043,708
Total current liabilities		13,789,469
Noncurrent liabilities:		
Notes payable, net of current portion		29,878,099
Workers' compensation contingency		586,869
Accrued compensated absences		1,062,323
Payable from restricted assets:		
Family self sufficiency escrows		806,878
Total noncurrent liabilities		32,304,086
Total liabilities		46,093,555
Net assets:		
Investment in property and equipment, net of related debt		199,884,247
Unrestricted net assets		52,286,925
		250,931,172
Total liabilities and net assets	$	297,024,727

See accompanying notes and report of independent auditors.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
CINCINNATI, OHIO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
YEAR ENDED JUNE 30, 2007

Operating revenues:	
Rental revenue	$ 10,441,598
Governmental revenue	111,336,236
Other revenue	1,939,786
Total operating revenues	123,719,620
Operating expenses:	
Administrative	17,480,941
Tenant services	1,240,441
Utilities	8,854,566
Ordinary maintenance and operations	11,748,869
Protective services	704,866
General expenses	2,784,839
Housing assistance payments	56,184,059
Depreciation	11,791,921
Total operating expenses	110,847,982
Operating income	13,071,638
Nonoperating revenues (expenses):	
Interest revenue	2,919,326
Interest expense	(1,181,388)
Loss on disposition of fixed assets	(582,367)
Casualty losses	(94,780)
Total nonoperating revenues (expenses)	1,060,782
Changes in net assets before capital contributions	14,162,390
Capital contributions	6,792,142
Net change in net assets	20,954,532
Net assets, beginning of year as reported	229,994,747
Prior year adjustments and correction of errors	(18,107)
Net assets, beginning of the year as restated	229,976,640
Net assets, end of year	$ 250,931,172

See accompanying notes and report of independent auditors.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY
CINCINNATI, OHIO
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2007

Cash flows from operating activities:	
Receipts from residents and other deposits	$ 10,471,367
Governmental operating revenues	110,912,770
Other receipts (payments)	(1,499,719)
Payments to suppliers	(22,092,403)
Payments to/for employees	(20,149,060)
Payments to landlords	(55,792,026)
Net cash provided by operating activities	21,853,929
Cash flows from capital and related financing activities:	
Purchases of fixed assets	(13,918,798)
Loss on disposal of fixed assets	(582,387)
Principal paid on capital debt	(10,022,767)
Proceeds from borrowings	28,880,055
Interest paid	(1,174,216)
Capital contributions	5,792,142
Other payments	(84,780)
Net cash provided by capital and related financing activities	7,698,271
Cash flows from investing activities:	
Purchases of investments	998,670
Issuance of notes receivable	(5,208,422)
Interest and dividends	1,397,277
Net cash used in investing activities	(2,821,475)
Net increase in cash and cash equivalents	26,730,726
Cash and cash equivalents, beginning of year	13,899,186
Cash and cash equivalents, end of year	$ 40,729,880

See accompanying notes and report of independent auditors.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY
CINCINNATI, OHIO
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2007

Reconciliation of net operating income to net cash provided by operating activities:		
Operating income	$	13,571,628
Adjustments to reconcile net operating income to net cash provided by operating activities:		
Depreciation		11,701,921
Increase in accounts receivable		(3,334,167)
Increase in due to/(from) other governments		(425,466)
Increase in inventory		(75,598)
Increase in prepaid expenses		(23,928)
Increase in insurance deposits		(3,469)
Decrease in security deposits		(28,081)
Decrease in accounts payable		(1,144,842)
Increase in accrued wages and taxes payable		54,122
Increase in compensated absences		54,791
Increase in accrued liabilities		1,680,089
Increase in deferred revenue		(35,682)
Increase in other liabilities		362,846
Net cash provided by operating activities	$	21,853,929

See accompanying notes and report of independent auditors.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2007

1. Summary of significant accounting policies

A. Organization

The Cincinnati Metropolitan Housing Authority (CMHA) is a public body corporate and politic created under the laws of the State of Ohio and was organized for the purposes of acquiring, developing, leasing, operating and administering low-rent housing programs for qualified individuals.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering the Low-Rent Housing Program under the United States Housing Act of 1937, as amended. HUD is authorized to contract with local housing authorities in financing the acquisition, construction, and/or leasing of housing units, to make housing assistance payments, and to make annual contributions ("subsidies") to the local housing authorities for the purpose of maintaining the low-rent character of the local housing program. Under an administrative form of contract, HUD has conveyed certain federally built housing units to CMHA for low-rent operations.

B. Reporting entity

The governing body of CMHA is its Board of Commissioners, which is composed of five members. The members are appointed as follows: Two (2) by the Mayor of the City of Cincinnati, one (1) by the Hamilton County Commissioners, one (1) by the Court of Common Pleas, and one (1) by the Probate Court. The Board appoints a Chief Executive Officer to administer the business of CMHA. CMHA is not considered a component unit of the City of Cincinnati, as the Board independently oversees CMHA's operations.

The accompanying financial statements comply with the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Financial Reporting Entity*, and Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, in that financial statements include all organizations, activities, and functions for which CMHA is financially accountable. Financial accountability is defined by the component unit being fiscally dependent on CMHA. Based upon the application of these criteria, the reporting entity had no component units.

The financial statements of the CMHA include Low-Rent Public Housing under Annual Contributions Contract C-864, Section 8 Housing Assistance Programs under Annual Contributions Contract (C-5034), Local Initiatives Programs and the Hamilton County Affordable Housing Program.

C. Summary of HUD Programs

The accompanying financial statements include the activities of the Housing Programs subsidized by HUD. A summary of each of these programs and the related contracts with HUD is provided below.

1. Annual Contributions Contract

a. Low rent public housing

This type of housing consists of apartments and single-family dwellings owned and operated by CMHA. Funding is provided by tenant rent payments and subsidies provided by HUD.

b. Modernization and development

Substantially all additions to land, buildings, and equipment are accomplished through the HOPE VI Program or Capital Fund Program. These programs add to, replace or materially upgrade deteriorated portions of CMHA's housing units. Funding is provided through programs established by HUD.

2. Annual Contributions Contract – Housing Assistance Payments Programs

a. Housing choice vouchers and moderate rehabilitation

These are housing programs wherein low-income tenants lease housing units directly from private landlords rather than through CMHA. HUD contracts with private landlords to make assistance payments for the difference between the approved contract rent and the actual rent paid by the low-income tenants.

3. Resident opportunities and supportive services (ROSS)

ROSS links public housing residents with supportive services, resident empowerment activities and assistance in becoming economically self sufficient.

4. Service coordinator for public housing program

CMHA administers this public housing program to provide a service coordinator who is responsible for limited case management and referral services for elderly and disabled public housing residents. Funding for this program is provided by grants from HUD.

D. Basis of presentation of accounting

In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP).

CMHA uses the proprietary fund type to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. The transactions of each fund are reflected in self-balancing groups of accounts and accounting entities that are separate from the activities reported in other funds. Funds are classified into three categories: governmental, proprietary and fiduciary. CMHA uses the proprietary category for its programs.

Based on compelling reasons offered by HUD, CMHA reports under the proprietary fund type (enterprise fund), which uses the accrual basis of accounting. Proprietary funds are used to account for CMHA's ongoing activities, which are similar to those found in the private sector. The proprietary fund type which is used by CMHA is the enterprise fund.

The enterprise fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it is has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Pursuant to the election option made available by *GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, CMHA has the option of following subsequent FASB guidance for their business – type and enterprise funds issued prior to December 1, 1989 to the extent that those standards do not conflict with or contradict guidance of the Government Accounting Standards Board. CMHA has elected not to apply those FASB statements and interpretations issued after November 30, 1989 to its enterprise funds.

E. Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The modernization and development budgets are adopted on a "project length" basis. This budget is submitted to the Department of Housing and Urban Development and once approved by HUD is approved by the Board of the Housing authority. Budgets are not, however, legally adopted nor required for financial statement presentation.

F. Revenue recognition

Subsidies and grants received from HUD and other grantors are generally recognized during the periods to which they relate and all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which CMHA must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to CMHA on a reimbursement basis. Tenant rental revenues are recognized during the period of occupancy. Other receipts are recognized when the related expenses are incurred. Expenses are recognized as incurred.

G. Cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

H. Restricted cash and cash equivalents

Cash and cash equivalents have been classified as restricted on the statement of net assets for family self-sufficiency escrows, resident security deposits and other HUD restricted funds that are to be used for HUD projects and development.

I. Receivables / bad debts

Bad debts are provided on the allowance method based on management's evaluation of the collectibility of outstanding tenant receivable balances at year end.

J. Interprogram receivables and payables

During the course of normal operations, CMHA has numerous transactions between funds. Interprogram receivables/payables are all current, and are the result of the use of the Low Rent Public Housing Program as the common paymaster for shared costs of CMHA. Cash settlements are made periodically and all interprogram balances net zero. Interprogram balances are eliminated for financial statement presentation.

K. Investments

Investments are recorded at fair value. Fair value generally represents quoted market prices for investments traded in the public marketplace. Investment income, including changes in the fair value of investments, is recorded as nonoperating revenue in the operating statements. Investment income is recognized and recorded when earned and is allocated to programs based upon monthly investment balances. Investment instruments pertaining to HUD programs consist only of items specifically approved by both HUD requirements and the requirements of the State of Ohio.

L. Inventories

Inventories (consisting of materials and supplies) are valued at costs using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, CMHA establishes an allowance for obsolete inventory. CMHA relies upon its periodic (annual) inventory for financial reporting purposes. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

M. Prepaid items

Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid items.

N. Restricted assets

Certain assets may be classified as restricted assets on the statement of net assets because their use is restricted by contracts or agreements with outside third parties and lending institutions.

Net assets invested in capital assets – net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets.

It is CMHA's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

O. Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

P. Fair value of financial instruments

The carrying amount of CMHA's financial instruments at June 30, 2007, including cash, investments, accounts receivable and accounts payable closely approximate fair value.

Q. Fixed assets

1. Book value

All purchased fixed assets are valued at cost when historical records are available. When no historical records are available, fixed assets are valued at estimated historical cost.

Land values were derived from development closeout documentations.

Donated fixed assets are recorded at their fair value at the time they are received.

Donor imposed restrictions are deemed to expire as the asset depreciates.

All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

2. Depreciation

Pursuant to the enterprise GAAP method, the cost of the buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method.

Depreciation commences on modernization and development additions in the year following completion.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	40 years
Building modernization	10 years
Office and other equipment	5 years

3. Maintenance and repairs expenditures

Maintenance and repairs expenditures are charged to operations when incurred. Betterments in excess of $5,000 are capitalized. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved and any gain or loss is included in operations.

R. Compensated absences

In accordance with GASB Statement No. 16, *"Accounting for Compensated Absences,"* vacation and sick leave are accrued as liabilities when an employee's right to receive compensation is attributable to services already rendered and it is probable that the employee will be compensated through paid time off or some other means, such as cash payments at termination or retirement. Leave time that has been earned but is unavailable for use as paid time off or as some other form of compensation because an employee has not met the minimum service time requirement, is accrued to the extent that it is considered to be probable that the conditions for compensation will be met in the future.

Sick leave is accrued using the vesting method, whereby the liability is recorded on the basis of leave accumulated by employees who are eligible to receive termination payments as of year end, and on various percentages, based on their respective bargaining units, of the leave balances accumulated by employees who have completed ample service time with CMHA. These employees are expected to become eligible in the future to receive such payments.

S. Equity transfers

Transfers presented on the accompanying combining statements represent the transfer of equity for closed programs/grants as required by HUD reporting guidelines.

T. Annual contribution contracts

Annual contribution contracts provide that HUD shall have CMHA to audit and examine the records of public housing authorities. Accordingly, final determination of CMHA's financing and contribution status for the Annual contribution contracts is the responsibility of HUD based upon financial reports submitted by CMHA.

2. Deposits and Investments

The provisions of the Ohio Revised Code and CMHA's written investment policy and HUD regulations govern the investment and deposit of CMHA monies. Only banks located in Ohio and domestic building and loan associations are eligible to hold public deposits. HUD requires authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments. CMHA is also generally permitted to invest its monies in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, the State Treasurer's investment pool (STAR Ohio), and obligations of certain political subdivisions of Ohio and the United States government and its agencies. These investments must mature within three years of their purchase. CMHA may also enter into repurchase agreements with any eligible depository or any eligible dealer for a period not exceeding thirty days.

Public depositories must give security for all public funds on deposit. HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. Any public depository in which CMHA places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC). The securities pledged as collateral are pledged to a pool for each individual financial institution in amounts equal to at least 105% of the carrying value of all public deposits held by each institution. Obligations that may be pledged as collateral are limited to obligations of the United States and its agencies and obligations of any state, county, municipal corporation or other legally constituted authority of any other state, or any instrumentality of such county, municipal corporation or other authority. Obligations furnished as security must be held by CMHA or with an unaffiliated bank or trust company for the account of CMHA.

Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based. These securities must mature or be redeemable within five years of the date of the related repurchase agreement. The market value of the securities subject to a repurchase agreement must exceed the value of the principal by 2 percent and be marked to market daily. State law does not require security for public deposits and investments to be maintained in CMHA's name.

A. Deposits

At year-end, the carrying amount of CMHA's deposits was $40,729,880 (including $38,912,226 of unrestricted funds, $1,810,489 of restricted funds and $7,165 of petty cash) and the bank balance was $41,595,364. Of the bank balance, $163,836 was covered by federal depository insurance and $41,431,618 was covered by collateral held by third party trustees pursuant to section 135.181 of the Ohio Revised Code, in collateral pools serving all public funds on deposit with specific depository institutions.

Custodial Credit Risk:

Custodial credit risk is the risk that in the event of a bank failure, CMHA's deposits may not be returned to it. CMHA does not have a custodial credit risk policy.

B. Investments

CMHA's investments at June 30, 2007 are summarized below:

Investment	Maturity Year	0-1 Years Before Maturity	Credit Rating Moody's / S&P
Federal Home Loan Mortgage	09/13/07	$ 980,417	N/A
Federal Home Loan Mortgage	12/07/07	494,680	N/A
Federal Home Loan Mortgage	03/03/08	1,473,148	N/A
Total		$ 2,948,245	

Custodial Credit Risk:

The risk that, in the event of a failure of a counter party, CMHA will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. CMHA employs the use of "safekeeping" accounts to hold and maintain custody of its investments as identified within this policy and as a means of mitigating this risk.

Interest Rate Risk:

The risk that CMHA will incur fair value losses arising from rising interest rates. Such risk is mitigated by the investment policy by limiting investments to certain maximum maturities. As a rule, unless specified otherwise within the policy, investments are to have a maximum maturity of three years unless the investment is matched to a specific expenditure. The context of a specific investment purchase must be weighed in proportion to the remainder of the existing investment portfolio and the "prudent investor" rule to attempt to limit such risk.

The three credit risk categories for investments are defined as follows:

1. Insured or registered, or securities held by the government or its agent in the government's name.
2. Uninsured and unregistered, with securities held by the counter-party's trust department or agent in the government's name.
3. Uninsured and unregistered, with securities held by the counter-party, or by its trust department or agent but not in the government's name.

	Credit Risk Category 1	2	3	Fair value
U.S. Government Securities		$ 2,940,215		$ 2,940,215

3. Accounts receivable

Tenants (net of allowance for doubtful accounts of $17,286)	$ 180,253
The Affiliates/Project Monitoring; Other receivables	4,468,326
	$ 4,618,579

4. Interprogram transfers

CMHA will make cash transfers between its various programs as outlined in the Federal Regulations and authorized and approved by CMHA's Board of Commissioners. Interprogram balances are eliminated for financial statement presentation.

Fund	Due from other fund	Due to other fund
Local Business Initiatives	$ -	$ 3,972,662
Low Rent Public Housing	7,805,046	-
Housing Choice Vouchers	-	1,805,377
Affordable Housing HOME Investment Partnership Program	-	188,183
Section 8 Moderate Rehabilitation M00023R0001	-	840
Section 8 Moderate Rehabilitation M00046R0002	-	8,074
Section 8 Moderate Rehabilitation M00046R0004	-	7,141
Section 8 Moderate Rehabilitation M00046R0005	-	28,482
Section 8 Moderate Rehabilitation M00046R0006	34,788	-
Section 8 Moderate Rehabilitation M00023CC002	-	840
Revitalization of Severely Distressed Public Housing	52,332	-
Resident Opportunity and Supportive Services	-	23,693
Public Housing Capital Fund Program	-	1,947,928
Totals	$ 7,892,166	$ 7,892,166

6. Due from other governments

U.S. Department of Housing and Urban Development	$ 5,369,661

8. Notes receivable

All notes receivable are the result of financing for Lincoln and Laurel HOPE VI revitalization projects. The majority of these receivables are to be paid 40 years from the date of the note. The first $60,000 is forgiven at 10% per year over 10 years, and any amount over $60,000 will be due on the sale of the homes or 30 years from the date of the note. No portion of the notes receivable are to be paid within the next year. The following schedule summarizes the details pertaining to the notes receivable:

Amount	Maker	Date of Note	Interest	Maturity Date	Term
$ 10,984,843	Lincoln Court Partnerships	LCI-3/20/01 LCII-3/20/01 LCIII-2/28/02 LCIV-10/18/05	AFR	40 years	Long
14,472,917	Laurel Home Partnerships	LHI-10/24/02 LHII-7/24/03 LHII-6/30/07 LHIV-11/22/02 LHIV-11/01/04 LHV-9/30/05	AFR	40 years	Long
$ 25,457,760					

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7. **Ground lease**

In regards to the above notes receivable, the Partnerships entered into a 75 year ground lease in the total amount of $937,000. A ground lease payment of $297,000 was made upon execution of the agreement. The remaining $640,000 is evidenced by notes receivable from the developer.

The term commences November 8, 2000 and ends November 8, 2075. In addition, the Partnership is required to pay an annual rent payment equal to 10% of the project's net income. Other than real estate taxes, for which CMHA has responsibility, the Partnership is responsible for paying all charges associated with the property. The ground lease contains other restrictive covenants relating to the use of the property as more fully described in the agreement.

Pursuant to the ground lease the Partnership is to make a PILOT payment each year equal to 10% of rental income, as defined in the agreement.

8. **Property and equipment**

	Balance June 30, 2006	Additions	Deletions	Balance June 30, 2007
Land	$ 28,998,554	$ -	$ -	$ 28,998,554
Buildings and building improvement	243,553,336	25,766	4,197,418	239,711,688
Furniture, equipment and machinery	3,242,000	30,636	12,384	3,260,254
Construction in progress	91,936,932	14,452,819	-	106,389,791
Total	366,999,824	14,509,225	4,209,802	376,359,247
Accumulated depreciation – buildings and building improvement	(184,909,881)	(11,582,919)	(3,918,031)	(192,957,539)
Accumulated depreciation – furniture, equipment and machinery	(2,526,292)	(119,602)	(4,332)	(2,649,962)
Total accumulated depreciation	(187,436,943)	(11,701,821)	(3,630,363)	(195,608,601)
Total	$ 209,632,881	$ 2,807,304	$ 599,438	$ 210,850,746

9. **Compensated absences payable**

CMHA follows GASB Statement No.16 "*Accounting for Compensated Absences*" to account for compensated absences. Accrued vacation is paid upon termination. Sick leave is paid to exempt employees who have at least 10 years service and voluntarily resign, retire or are laid off from CMHA, at the level of 50% of their unused leave balance up to a maximum payment of 1,000 hours less two times the amount of sick usage over the prior three (3) years. For the AFSCME and Building Trade unions, sick leave shall be forfeited upon employee's separation for any reason except retirement in which the payout will be 50% up to a maximum of 600 hours. For the IOUE union, sick leave shall be forfeited upon the employee's separation for any reason except retirement in which the level of payout will be the following: 1) employees hired before January 1, 1996 shall be paid at 50% of their balance in excess of 600 hours; 2) employees hired on or after January 1, 1996 shall be paid at 50% of their balance up to 600 hours; or 3) employees hired after July 1, 2003 shall be paid at 50% of their balances up to a maximum of 600 hours.

At June 30, 2007 total leave to be paid upon termination is $1,384,283. $281,960 is current and $1,082,328 is long-term.

Schedule of Changes in Compensated Absences:

June 30, 2006 Current Portion	June 30, 2006 Long-term Portion	Additions	Payments	June 30, 2007 Current Portion	June 30, 2007 Long-term Portion
$ 163,936	$ 1,156,828	$ 172,081	$ 117,270	$ 281,960	$ 1,082,328

10. Other accrued liabilities

Accrued worker's compensation – current portion	$ 367,880
Contract retainages	601,489
Other	1,221,044
	$ 2,390,193

11. Due to other governments

U.S. Department of Housing and Urban Development	$ 721,793
City of Cincinnati – Payment in Lieu of Taxes (PILOT)	300,000
	$ 1,021,793

12. Notes payable – Fannie Mae

These notes were acquired on behalf of the development partner. The notes are comparative to a line of credit. The proceeds are drawn from Fannie Mae by CMHA. CMHA then re-loans these funds to the developer. Interest rates and terms with the developer are approximately equal to CMHA's interest rates with Fannie Mae.

At June 30, 2007, CMHA has the following outstanding Fannie Mae notes:

	Amount	Terms
Fannie Mae Note #791	$ 1,660,480	LIBOR + 1.3%
Fannie Mae Note #795	2,310,795	LIBOR + 1.1%
	$ 3,970,275	

Both notes expire on June 30, 2009 and carry $4,000,000 maximum amounts. Interest expense for these notes was $167,988 for the year ended June 30, 2007.

13. Notes payable

Item	Authority Drawing	Principal Balance	Current Portion	Long-term Portion	Interest Adjustment	Source	Interest Rate	Note Date
1	Hamilton City	$ [illegible]	$ -	$ [illegible]	$ -	HOME	2.00%	Jan 1995
2	Hamilton City	1,018,678	-	1,018,678	-	CDBG	2.00%	Mar 1998
3	Hamilton City	1,200,000	-	1,200,000	-	HOME	2.00%	Nov 1998
4	Hamilton City	900,000	-	900,000	-	HOME	2.00%	Oct 1999
5	Hamilton City	1,188,000	-	1,188,000	-	HOME	2.00%	Jun 2002
6	Hamilton City	1,218,835	38,847	1,177,988	51,038	PNC/Third Bank - 168	4.66%	Dec 2001
7	Hamilton City	880,000	31,000	817,000	46,191	US Bank	5.23%	Dec 1999
Total Hamilton County		7,505,478	90,846	7,304,366	98,227			
8	Low Rent Public Housing	4,183,788	996,659	3,976,180	196,994	CitiCapital	3.16%	Aug 2001
9	Capital Fund Financing	19,483,656	947,341	19,028,424	880,288	PNC/Third Bank - 943	4.58%	Nov 2005
	All Programs	$31,222,923	$ 1,348,826	$30,829,048	$823,428			

Hamilton County (HOME & CDBG) loans (items 1-6):

Hamilton County provided Home and CDBG funds for the development of low-rent housing units in Hamilton County. These loans (and interest of 2% per annum) will be forgiven at the rate of 10% annually commencing in the sixteenth year, provided the units are preserved as low-income housing throughout the entire twenty-five year duration. CMHA therefore does not record interest expense or accruals on these loans, since CMHA's mission is to provide low-income housing, and has no plans to convert the units to market rate.

Bank loans (items 6-7):

These loans were acquired to expand the affordable housing program using locally available funds. There is no capitalized interest.

CitiCapital loan (item 8):

This loan is in the form of a lease-purchase agreement between CMHA and CitiCapital. Proceeds of the loan were used to purchase equipment which will reduce energy costs to the savings from the conservation will exceed the cost of the loan.

Capital Fund Financing (item 9):

This loan was acquired as part of a Capital Fund Financing Program, used to fund capital improvements to existing public housing. This loan is repaid through the use of Capital Fund grants.

The following is a summary of CMHA's future annual debt service requirements for the notes payable:

Maturity Date	Principal Amount	Interest Amount	Total
2008	$ 1,348,826	$ 1,136,264	$ 2,482,090
2009	1,405,668	1,075,089	2,481,747
2010	1,469,415	1,011,974	2,481,389
2011	1,534,864	946,157	2,481,011
2012	1,703,223	877,395	2,580,618
2013 – 2017	7,413,272	3,482,075	10,895,347
2018 – 2022	8,666,320	2,166,497	10,820,817
2023 – 2027	7,830,243	652,366	8,282,609
2028 – 2028	93,113	680	93,773
Total	$ 31,222,923	$ 11,336,478	$ 42,559,380

14. Changes in long-term liabilities

	Balance June 30, 2006 Current	Balance June 30, 2006 Noncurrent	Total	Payments	Additions	Total	Balance June 30, 2007 Current	Balance June 30, 2007 Noncurrent
Notes payable	$ 6,556,303	$11,455,697	$18,012,000	$10,622,754	$8,610,667	$16,730,100	$3,317,000	$13,413,000
Workers comp contingency	163,000	560,181	723,181	-	184,000	907,181	307,000	536,844
Compensated absences	183,000	1,180,000	1,363,456	117,270	172,000	1,364,389	301,000	1,063,333
Family self-sufficiency funds	-	438,843	438,843	-	372,032	809,875	-	809,875
	$ 7,307,303	$ 13,674,719	$ 20,981,022	$10,740,024	$ 9,327,419	$ 19,241,395	$ 3,925,000	$ 15,316,052

15. Defined benefit pension plan

The following information was provided by the PERS of Ohio to assist CMHA in complying with GASB Statement No. 27, "*Accounting for Pensions by State and Local Government Employers.*"

CMHA contributes to the Public Employees' Retirement System of Ohio (PERS), a cost sharing multiple employer defined benefit pension plan. The PERS of Ohio provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. Chapter 145 of the Ohio Revised Code provides statutory authority to establish and amend benefits. The Public Employees Retirement System of Ohio issues a stand-alone financial report that includes financial statements and required supplementary information for the PERS of Ohio. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-6701 or 1-800-222-7377 (PERS).

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans as described below:

1. The Traditional Pension Plan (TP) – a cost-sharing multiple-employer defined benefit pension plan.

2. The Member-Directed Plan (MD) – a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20% per year). Under the Member-Directed Plan, members accumulate retirement assets equal to the value of member and vested employer contributions, plus any investment earnings thereon.

3. The Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan. Under the Combined Plan employer contributions are invested by the retirement system to provide a formula for a retirement benefit similar in nature to the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

The Ohio Revised Code provides statutory authority for member and employer contributions. The member contribution rates are 9.5% for members other than law enforcement and public safety. The 2007 employer contribution rate for local government employer units was 13.66% of covered payroll, 9.35% to fund the pension and 4.90% to fund health care. The contribution requirements of plan members and CMHA are established and may be amended by the Public Employees Retirement Board. CMHA's contributions to the PERS of Ohio are listed in the schedule below:

	Percentage of Covered Payroll			Payroll	Authority	Employee
	Employer	Employee	Total Payroll	Covered	Contributions	Contributions
2004	13.59%	8.50%	14,998,787	14,998,789	1,977,601	1,240,701
2005	13.68%	8.50%	14,585,788	14,208,280	1,934,981	1,207,514
2006	13.55%	8.50%	14,897,544	14,013,086	1,888,773	1,191,112
2007	13.60%	9.50%	14,920,979	14,888,788	1,980,913	1,337,288

The amounts contributed were equal to the required contributions for each year.

16. Other post-employment benefits

The following information was provided by the PERS of Ohio to assist CMHA in complying with GASB Statement No. 12 *"Disclosure of Information on Postemployment Benefits other than Pension Benefits by State and Local Governmental Employers."*

The PERS of Ohio provides post-employment health care benefits to age and service retirees with ten or more years of qualifying Ohio service credit and to primary survivor recipients of such retirees. Health care coverage for disability recipients is also available. The health care coverage provided by the PERS of Ohio is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No.12. A portion of each employer's contribution to the PERS of Ohio is set aside for the funding of post retirement health care. The Ohio Revised Code provides statutory authority requiring public employers to fund post-employment health care through their contributions to the PERS of Ohio. The portion of the 2007 employer contribution rate (identified above) that was used to fund health care for the year 2007 was 4.60% of covered payroll, which amounted to $685,644.

The significant actuarial assumptions and calculations relating to post-employment health care benefits were based on the PERS of Ohio's latest actuarial review performed as of December 31, 2006. An entry age normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of unfunded actuarial accrued liability. All investments are carried at market value. For actuarial valuation purposes, a smoothed market approach is used. Under this approach assets are adjusted annually to reflect 25% of unrealized market appreciation or depreciation on investment assets. The investment assumption rate for 2006 was 6.50%. An annual increase of 4.00% compounded annually, is the base portion of the individual pay increase assumption. This assumes no change in the number of active employees. Additionally, annual pay increases, over and above the 4.00% base increase, were assumed to range from 0.50% to 6.30%. Health care costs were assumed to increase at the projected wage inflation rate plus an additional factor ranging from 0.5% to 5.0% for the next 9 years. In subsequent years (10 and beyond) health care costs were assumed to increase at 4% (the projected wage inflation rate).

Benefits are advanced-funded on an actuarially determined basis. The number of active contributing participants in the traditional and combined plans was 358,804. The actuarial value of the PERS of Ohio net assets available for OPEB at December 31, 2005 is $11.1 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were $31.2 billion and $20.2 billion, respectively.

On September 9, 2004 the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. The HCPP restructures OPERS' health care coverage to improve the financial solvency of the fund in response to skyrocketing health care costs. Member and employer contribution rates were increased as of January 1, 2007 in order to allocate additional funds to the health care plan.

17. Risk management

CMHA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. CMHA maintains comprehensive insurance coverage with private carriers for real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. CMHA also maintains employee major medical coverage with private carriers. Employee dental coverage is provided through self-insurance.

Effective December 1, 1998, CMHA entered into a joint insurance pool, Ohio Housing Authority Property and Casualty, Inc. (OHAPCI), with other Ohio housing authorities. The pool covers property, general liability, law enforcement liability, automobile liability, crime liability, boiler and machinery and public officials' liability up to limits stated below. It is intended for the public purpose of enabling housing authorities to obtain insurance coverage, to provide methods for paying claims, and to provide for a formalized, jointly administered self-insurance fund for its members.

Effective December 1, 2006, OHAPCI joined the Public Entity Risk Consortium (PERC), a risk consortium composed of OHAPCI and four other public entity risk pools and public entities. The other four members are: 1) the Small Housing Authority Risk Pool (SHARP), composed of 35 Ohio public housing authorities; 2) Buckeye Ohio Risk Management Association, Inc. (BORMA), composed of the cities of Bowling Green, Defiance, Napoleon, Sandusky and Willard Ohio; 3) Midwest Pool Risk Management Agency, Inc. (MPRMA), composed of the counties of Auglaize, Hancock, Mercer, Shelby and Van Wert, Ohio; and 4) Wayne County, Ohio. Other members will be added as they are approved by the existing members.

OHAPCI is a corporation governed by a board of trustees, consisting of a representative appointed by each of the member housing authorities. The board of trustees elects the officers of the corporation, with each trustee having a single vote. The board is responsible for its own financial matters, and the corporation maintains it own book of account. Budgeting and financing of OHAPCI is subject to the approval of the board. Currently, the participating housing authorities are Cincinnati, Dayton, Akron, and Youngstown. The following is a summary of insurance coverage at year-end:

Primary Property	$5 Million/occurrence
Excess Property	$5 Million to $50 Million
Casualty/General Liability	$1 Million/occurrence
Excess Crime	$500,000
Excess Liability	$1 Million to $4 Million
Boiler/Machinery	$50 Million
Pollution	$500,000/occurrence/$2 Million (aggregate)

During the year, settled claims for CMHA did not exceed the coverage provided by OHAPCI.

18. Self Insurance

CMHA has entered into a joint insurance pool with other Ohio housing authorities. The Ohio Housing Authority Property and Casualty, Inc. (OHAPCI) pool covers property, general liability, law enforcement liability, automobile liability, crime liability, boiler and machinery and public officials' liability up to established limits. OHAPCI assesses the members of the pool and annual premium to fund estimated amounts needed to pay prior and current year claims. As of June 30, 2007, the pool maintained a reserve in excess of actual and estimated claims relative to CMHA.

CMHA makes payments to the Plan Trustee based on estimated amounts needed to pay prior and current year claims. The June 30, 2007 claims liability is based on the requirements of the Governmental Accounting Standards Board (GASB) Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

CMHA also has a self-insured dental and vision plan that covers all employees electing to participate. A reconciliation of claims liabilities is shown below for the year ended June 30, 2007:

Description	
Unpaid claims and claim adjustment expenses at beginning of the year	$ 12,346
Provision for insured events of the current year	130,644
Total incurred claims and claim adjustment expenses	142,990
Claims and claim adjustment expenses attributable to insured events	(139,858)
Total unpaid claims and claim adjustment expenses at end of year	$ 3,132

The $3,132 liability is recorded in current accrued liabilities on the statement of net assets.

CMHA makes payments to the Plan Administrator for claims paid during the previous operating month.

19. Commitments

CMHA is engaged in modernization programs funded by HUD. In this regard, CMHA has entered into construction-type contracts, with approximately $1,680,000 remaining until completion.

20. Economic dependency

HUD provides approximately 85% of CMHA's operating and modernization revenues. If the amount of revenues received from HUD falls below critical levels, CMHA reserves could be adversely affected.

21. Contingencies

CMHA is a defendant in several lawsuits arising from its normal course of business. Where possible, estimates have been made and reflected in the financial statements for the effect, if any, of such contingencies. Although the outcome of these lawsuits is not presently determinable, it is the opinion of CMHA's attorney that resolution of these matters will not have a materially adverse effect on the financial condition of CMHA.

Under the terms of Federal grants, periodic audits are required and certain costs may be questioned as not being appropriate expenses under the terms of the grants. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenses which may be disallowed by the grantor cannot be determined at this time, although CMHA expects such amounts, if any, to be immaterial.

22. Conduit type debt

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on the part of CMHA. Accordingly, this debt has not been recorded in the financial statements of CMHA. Additionally, HUD no longer provides debt service to CMHA.

23. Schedule of changes to net assets

	Investments in Capital Assets – Net of Related Debt	Unrestricted Net Assets	Total
Balance beginning of year	$ 198,436,248	$ 33,[illegible],499	$ 229,[illegible],747
Adjustments to restate beginning balance		(16,107)	(16,107)
Adjusted balance, beginning of year	198,436,248	33,840,392	229,[illegible],640
Change in net assets	2,227,[illegible]	18,[illegible],533	20,[illegible],532
Balance at end of year	$ 198,[illegible],247	$ 52,[illegible]	$ 250,[illegible],172

24. Leasing activities (as lessor)

CMHA is the lessor of dwelling units mainly to low-income residents. The rents under the lease are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. CMHA may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements and schedules as "Rental revenue." Rental revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions, which impact personal income and local job availability.

CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2009

ATTACHMENT G

Required Submission for HUD Field Office Review

PHA Certification of Compliance with the PHA Plans and Related Regulations
Certification for a Drug-Free Workplace
Certification of Payments to Influence Federal Transactions –
Disclosure of Lobbing Activities
Public Comments
Capital Fund Program Annual Statement/Performance and Evaluation Report
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
Request for Release of Funds and Certification

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or _X_ Annual PHA Plan for the PHA fiscal year beginning 7/1/2009, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Cincinnati Metropolitan Housing Authority (CMHA)
PHA Name

OH004
PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

_X_ Annual PHA Plan for Fiscal Years 2009 (July 1, 2009 – June 30, 2010)

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

Name of Authorized Official	Title
Richard S. Rust, IV	Executive Director
Signature: Richard S. Rust IV	Date: 2-12-09

Previous version is obsolete

form HUD-50077 (4/2008)

Instructions form HUD-50075 (2008)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Cincinnati Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees —

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will —

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted —

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

(see attachment)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official	Title
Richard S. Faust, Jr.	Executive Director
Signature X	Date 02-12-2009

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Cincinnati Metropolitan Housing Authority (CMHA)

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Richard S. Rust, IV	Executive Director
Signature	Date (mm/dd/yyyy)
Richard S. Rust	02-12-2009

Previous edition is obsolete

form HUD-50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Instructions form HUD-50070 (2008)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[b] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[b] a. bid/offer/application b. initial award c. post-award	[a] a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[X] Prime [ ] Subawardee Tier _____, *If known:* Congressional District, *If known:* 4c	Cincinnati Metropolitan Housing Authority 16 West Central Parkway Cincinnati, OH 45202 Congressional District, *If known:* 1st
6. Federal Department/Agency: Department of Housing & Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, *If applicable:* 14.872
8. Federal Action Number, *If known:*	9. Award Amount, *If known:* $
10. a. Name and Address of Lobbying Registrant (*If individual, last name, first name, MI*):	b. Individuals Performing Services (*including address if different from No. 10a*) (*last name, first name, MI*):

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: Richard S. Rue IV
Print Name: Richard S. Rue, IV
Title: Executive Director
Telephone No.: 513/977-5660 Date: 2-12-09

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Cincinnati Metropolitan Housing Authority OH004 Page _____ of _____

Not Applicable (N/A)

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Standard Form - LLL-A

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) comments

There were no comments from the Jurisdiction-wide Resident Advisory Board (J-RAB)

11.0 Required Submission for HUD Field Office Review

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

There are no challenges.

FY 2009

Capital Plan

Version 5
Cincinnati Metropolitan Housing Authority
Resubmitted 10/14/09
oh004v052009b

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:2009
CINCINNATI METROPOLITAN HOUSING AUTHORITY	Capital Fund Program Grant No: OH10P0045019 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant Approval:

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 20) [3]	2,306,450			
3	1408 Management Improvements	100,000			
4	1410 Administration (may not exceed 10% of line 20)	1,000,163			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	145,500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	938,640			
10	1460 Dwelling Structures	4,265,870			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	45,000			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities [4]	1,200,000			
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,536,699			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant: (sum of lines 2 – 19)	11,538,332			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 compliance	0			
23	Amount of line 20 Related to Security – Soft Costs	560,000			
24	Amount of Line 20 Related to Security – Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures (*)	0			

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evakuation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **CINCINNATI METROPOLITAN HOUSING AUTHORITY**	**Grant Type and Number** Capital Fund Program Grant No: **OH10P0045019** **Date of CFFP:**	Replacement Housing Factor Grant No:	**FFY of Grant:2009** FFY of Grant Approval:

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S. Rust, IV / Reema [illegible]	10-14-2009		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number		FFY of Grant:2009
CINCINNATI METROPOLITAN HOUSING AUTHORITY	Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
201 SCATTERED SITES, CENTRAL	Extra Ordinary Cost	1406		80,719				
	Management Improvements:							
	-Phase II Document Image PM	1408		2,174				
	-Phase II Document Image Implementation	1408		1,449				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		30,000				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		61,000				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		566,730				
	Demolition of 2821 Rosella	1485		15,000				
	Collateralization or Debt Service	9000		27,896				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
202 SCATTERED SITES, FAR SOUTHEAST	Extra Ordinary Cost	1406		60,979				
	Management Improvements:							
	-Phase II Document Image PM	1408		1,470				
	-Phase II Document Image Implementation	1408		980				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Site Work:							
	• Driveways/Parking Lots	1450						
	• Sidewalks			300,000				
	• Retaining Walls							
	• Landscaping							
	• Lighting							
	• Sewer/Drainage Repair							
	Interior/Exterior Renovations:							
	• Roof/Siding/Soffit Replacement/Repair	1460		314,410				
	• Plumbing Upgrades							
	• Electrical Upgrades							
	• Kitchen Cabinets & Flooring							
	• New Fixtures							
	• Foundation Repairs							
	• Tuck pointing & Sealing Exterior of Building							
	• Gutters and Fascia							
	• Interior Finishes/Wall Repairs							
	• Exterior Doors							
	• Windows							
	• Appliances							
	• HAZMAT Costs							
	• HVAC/Boiler Replacement							
	Collateralization or Debt Service	9000		3,887				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
203 SCATTERED SITES, SOUTHEAST	Extra Ordinary Cost	1406		14,805				
	Management Improvements:							
	-Phase II Document Image PM	1408		556				
	-Phase II Document Image Implementation	1408		371				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		35,030				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		250,000				
	Collateralization or Debt Service	9000		20,590				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
204 SCATTERED SITES, NORTH	Extra Ordinary Cost	1406		88,798				
	Management Improvements:							
	-Phase II Document Image PM	1408		2,372				
	-Phase II Document Image Implementation	1408		1,581				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		60,460				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		250,000				
	Collateralization or Debt Service	9000		9,184				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
205 SCATTERED SITES, FAR SOUTHWEST	Extra Ordinary Cost	1406		57,574				
	Management Improvements: -Phase II Document Image PM -Phase II Document Image Implementation	1408 1408		2,088 1,392				
	Architect and Engineering Fees: -Permits and Drawings	1430		10,000				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		125,990				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		281,920				
	Collateralization or Debt Service	9000		12,739				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
206 SCATTERED SITES, SOUTHWEST	Extra Ordinary Cost	1406	23	54,399				
	Management Improvements:							
	-Phase II Document Image PM	1408		1,211				
	-Phase II Document Image Implementation	1408		807				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		15,000				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		339,630				
	Collateralization or Debt Service	9000		3,762				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
207 SCATTERED SITES, NORTHWEST	Extra Ordinary Cost	1406		46,059				
	Management Improvements:							
	-Phase II Document Image PM	1408		1,692				
	-Phase II Document Image Implementation	1408		1,128				
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		77,050				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		376,490				
	Collateralization or Debt Service	9000		20,566				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
208 SCATTERED SITES, AVONDALE/ WALNUT HILLS	Extra Ordinary Cost	1406		78,958				
	Management Improvements:							
	-Phase II Document Image PM	1408		2,891				
	-Phase II Document Image Implementation	1408		1,927				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		45,500				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		738,430				
	Demolition of 3544 Haven and 3587 Perdue	1485		30,000				
	Collateralization or Debt Service	9000		32,509				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
209 WINTON TERRACE	Extra Ordinary Cost	1406		205,620				
	Management Improvements:							
	-Phase II Document Image PM	1408		7,498				
	-Phase II Document Image Implementation	1408		4,999				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Site Work:							
	• Driveways/Parking Lots	1450		114,500				
	• Sidewalks							
	• Retaining Walls							
	• Landscaping							
	• Lighting							
	• Sewer/Drainage Repair							
	Collateralization or Debt Service	9000		247,901				
210 FINDLATER GARDENS	Extra Ordinary Cost	1406		217,135				
	Management Improvements:							
	-Phase II Document Image PM	1408		7,894				
	-Phase II Document Image Implementation	1408		5,263				
	Collateralization or Debt Service	9000		425,712				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
211 BEECHWOOD/ MAPLE TOWER/ EVANSTON	Extra Ordinary Cost	1406		265,017				
	Management Improvements:	1408		4,558				
	-Phase II Document Image PM	1408		3,039				
	-Phase II Document Image Implementation							
	Site Work: • Driveways/Parking Lots • Sidewalks • Retaining Walls • Landscaping • Lighting • Sewer/Drainage Repair	1450		75,000				
	Compactor Replacement	1460		45,200				
	Carpet Replacement	1460		120,000				
	Collateralization or Debt Service	9000		92,434				
212 RIVERVIEW/ SAN MARCO	Extra Ordinary Cost	1406		139,704				
	Management Improvements:							
	-Phase II Document Image PM	1408		1,717				
	-Phase II Document Image Implementation	1408		1,145				
	Architect and Engineering Fees:							
	-Permits and Drawings	1430		10,000				
	Boiler Pump Replacements	1460		30,350				
	Replace Compactor-Riverview & San Marco	1460		52,940				
	Collateralization or Debt Service	9000		40,782				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: **OH10P0045019** **Replacement Housing Factor Grant No:**	CFFP (Yes/No):	**FFY of Grant:2009** FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
213 REDDING/ PRESIDENT/ PARK EDEN	Extra Ordinary Cost	1406		265,017				
	Management Improvements: -Phase II Document Image PM -Phase II Document Image Implementation	 1408 1408		 4,534 3,022				
	Site Work: • Driveways/Parking Lots • Sidewalks • Landscaping	 1450		 53,110				
	Replace Compactor-Redding	1460		25,000				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	Extra Ordinary Cost	1406		65,789				
	Management Improvements: -Phase II Document Image PM -Phase II Document Image Implementation	 1408 1408		 2,421 1,614				
	Site Work: • Driveways/Parking Lots • Sidewalks • Landscaping • Fence	1450		21,500				
	Interior/Exterior Renovations: • Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC	1460		141,940				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
215 STANLEY ROWE TOWERS	Extra Ordinary Cost	1406		220,082				
	Management Improvements:							
	-Phase II Document Image PM	1408		4,373				
	-Phase II Document Image Implementation	1408		2,915				
	Compactor Lift Replacement	1460		17,000				
216 PINECREST	Extra Ordinary Cost	1406		114,153				
	Management Improvements:							
	-Phase II Document Image PM	1408		2,347				
	-Phase II Document Image Implementation	1408		1,565				
	Main Switch Gear Refit	1460		20,340				
217 MILLVALE	Extra Ordinary Cost	1406		194,504				
	Management Improvements:	1408						
	-Phase II Document Image PM	1408		7,017				
	-Phase II Document Image Implementation			4,678				
	Collateralization or Debt Service	9000		506,257				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
218 MARQUETTE MANOR/ SUTTER VIEW	Extra Ordinary Cost	1406		137,138				
	Management Improvements:							
	-Phase II Document Image PM	1408		3,187				
	-Phase II Document Image Implementation	1408		2,125				
	Interior/Exterior Renovations:							
	• Roof/Siding/Soffit Replacement/Repair • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building • Gutters and Fascia • Interior Finishes/Wall Repairs • Exterior Doors • Windows • Appliances • HAZMAT Costs • HVAC-Heat Pump • Compactor Replacement-MM	1460		695,500				
	Collateralization or Debt Service	9000		92,480				

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045019 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FFY of Grant:2009 FFY of Grant Approval:

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 [1]	Funds Obligated[2]	Funds Expended[2]	
AGENCY WIDE	Development	1499		1,200,000				
	10% Management Fee	1410		1,000,163				

Part I: Summary

PHA Name/Number Cincinnati OH004			Cincinnati/Hamilton, OHIO		**Original 5-Year Plan X Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal (1460)	Annual Statement	13,335,684	13,068,340	10,378,700	13,938,300
C.	Management Improvements		150,000	85,000	84,400	84,400
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		1,684,520	1,733,452	1,701,610	1,657,770
F.	Fees and Costs				115,000	20,000
G.	Operations		657,000	996,000	756,000	483,000
H.	Site Work		2,541,520	510,180	1,815,000	924,000
I.	Development		1,200,000	3,000,000	4,000,000	1,200,000
J.	Capital Fund Financing – Debt Service		1,536,699	1,536,699	1,536,699	1,536,699
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		20,941,423	20,519,671	20,254,409	19,772,169

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2011 FFY 2010			Work Statement for Year: 2012 FFY 2011		
	Development Number/Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost
See Annual Statement	201 SCATTERED SITES, CENTRAL	Driveway Repairs	99,440	201 SCATTERED SITES, CENTRAL	Maintenance Equipment	18,000
		Kitchen & Bath Rehabilitation	500,000		Retaining Walls; Driveways; Sidewalks	303,970
		*Window Replacement	90,430		Kitchen & Bath Rehabilitation	260,000
		*Door Replacement	100,000		*Window Replacement	343,970
		Roof & Gutters	47,460		*Door Replacement	200,000
		*Exterior Doors and Hardware	142,153		*A/C Replacement	92,660
					*Stove & Refrigerator Replacement	66,670
	202 SCATTERED SITES, FAR SOUTHEAST	*Patio Doors	58,230	202 SCATTERED SITES, FAR SOUTHEAST	Interior Finishes	89,270
		Interior Hallway Repair (Includes Electric & Plumbing Chases)	650,000		Roof Replacement	40,680
		Interior Handrail Replacements	50,000			
	203 SCATTERED SITES, SOUTHEAST			203 SCATTERED SITES, SOUTHEAST	Roof & Gutter Replacements	61,020
					*Furnace & Hot Water Heater Replacements	44,070
					*Window Replacement	30,000

	204 SCATTERED SITES, NORTH	Maintenance Equipment	17,000	204 SCATTERED SITES, NORTH	*Entry Doors & Window Replacement	500,560
		Site Work; Retaining Walls	25,990		Roof & Siding Replacement	191,000
		Roof Replacement	117,520		*Window Replacement	197,000
		Interior Finishes	429,400		Roof Replacement	200,110
					*Entry Door Replacement	69,600
	205 SCATTERED SITES, FAR SOUTHWEST	Replace & Build New Retaining Wall	752,580	205 SCATTERED SITES, FAR SOUTHWEST	Interior Finishes	117,520
		*Boiler Replacement	42,940			
		Interior Finishes	64,410			
		Basement Foundation Repairs	131,080			
	206 SCATTERED SITES, SOUTHWEST	Parking Lot, Driveway & Sidewalk Replacement	45,200	206 SCATTERED SITES, SOUTHWEST		
		*Furnace Replacement	353,500			
		Interior Finishes	90,590			
	207 SCATTERED SITES, NORTHWEST	Kitchen & Bathroom Rehabilitation	339,000	207 SCATTERED SITES, NORTHWEST	Siding & Roof Replacement	268,760
		*Stove & Refrigerator Replacement (54 Units)	65,540		*Window & Door Replacement with hardware	400,200
	208 SCATTERED SITES, NORTHWEST	Kitchen & Bathroom Rehabilitation w/ Flooring	919,460	208 SCATTERED SITES, NORTHWEST	*Stove & Refrigerator Replacement	47,460
		Repair/Paint Hallways	100,000			
		Roof & Gutter Replacement	123,170			
		*Replace Exterior Doors & Hardware	151,464			
		*Window Replacement	56,840			

	209 WINTON TERRACE	Maintenance Equipment *Stove & Refrigerator Replacement *Front & Rear Main Entrance Doors w/Hardware (1/4) Interior Finishes	14,000 170,000 435,000 347,500	209 WINTON TERRACE	*Front & Rear Main Entrance Doors w/Hardware (1/4) *Windows *Stove & Refrigerator Replacement	435,000 347,500 835,200
	210 FINDLATER GARDENS	Interior Finishes Window replacements	327,500 875,000	210 FINDLATER GARDENS	Driveway & Parking Lot Sealing & Repair Landscaping/Tree Trimming Interior Finishes	120,000 40,000 327,500
	211 BEECHWOOD/MAPLE TOWER/EVANSTON	Parking Lot Repairs-Beechwood Interior Finishes -Evanston Carpet Replacement-Evanston Life Safety: Elevators; Access Control; Sprinklers	18,080 120,000 165,900 69,000	211 BEECHWOOD/MAPLE TOWER/EVANSTON	Parking Lot Repairs & Handicap Exterior Courtyard Renovations Upgrade Lighting Life Safety: Elevators; Access Control; Sprinklers	19,210 15,000 12,000 72,000
	212 RIVERVIEW/SAN MARCO	Retaining Wall; Repair/Seal/ Compact Parking Lot-Riverview Life Safety: Elevators; Access Control; Sprinklers *Stove & Refrigerator Replacement	80,230 37,000 32,327	212 RIVERVIEW/SAN MARCO	Exterior Foundation; Sealing/ Tuck pointing Life Safety: Elevators; Access Control; Sprinklers	259,180 41,000

	213 REDDING/ PRESIDENT/PARK EDEN	Interior Hall Repair Asbestos Removal & Tile Replacement-Park Eden Life Safety: Elevators; Access Control; Sprinklers	119,000 100,220 78,000	213 REDDING/ PRESIDENT/PARK EDEN	Common Area Ceiling Tile Replacement/Painting-Park Eden Life Safety: Elevators; Access Control; Sprinklers	91,530 82,000
	214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES			214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	*Stove & Refrigerator Replacement	142,380
	215 STANLEY ROWE TOWERS	Bldg.A- Interior Finishes Life Safety: Elevators; Access Control; Sprinklers	117,520 46,000	15 STANLEY ROWE TOWERS	Interior Renovations @ A&B Building: Kitchens & Bath Rehabilitation; Plumbing; Electric Life Safety: Elevators; Access Control; Sprinklers	2,147,000 46,000
	216 PINECREST	Maintenance Equipment *A/C Replacements Life Safety: Elevators; Access Control; Sprinklers	22,000 120,600 23,000	216 PINECREST	Interior Painting-Lobby & Common Areas; Floor Repair/ Replace Life Safety: Elevators; Access Control; Sprinklers	20,000 28,000
	217 MILLVALE	Construct Retaining Wall-Millvale South Interior Finishes Total Renovation of 3 Buildings (24 Units)-Foundations; Electric; Plumbing, Interior/ExteriorWalls (South) Interior Renovation-Phase I & II-Complete Gut Rehab: Drywall; Electrical; Kitchen; Bath; Floors; Exterior Finishes, etc. (North)	26,000 1,520,000 295,000 3,000,000 2,260,000	217 MILLVALE	Interior Finishes Completion of Phase II & III – Interior Renovations: All Electric; Plumbing; Drywall Replacement; Insulation; Stove & Refrigerator Replacement; Exterior Façade; 504 Units; Furnace Replacement	295,000 3,390,000

	218 MARQUETTE MANOR/SUTTER VIEW	*Replace Main Back Entry Steel Doors & Security Alarms	12,430	218 MARQUETTE MANOR/SUTTER VIEW	Kitchen & Bath Rehabilitation	412,500
		Kitchen & Bath Rehabilitation	214,500		*Replace Windows	860,000
		Life Safety: Elevators; Access Control; Sprinklers	23,000		Interior Finishes -Marquette Manor	175,000
					Gutter Replacement-Sutter View	110,000
					Life Safety: Elevators; Access Control; Sprinklers	28,000
	PROJECT TOTAL		15,495,204	PROJECT TOTAL		14,242,520
	AGENCY WIDE	Management Improvements	150,000	AGENCY WIDE	Management Improvements	85,000
		10% Management Fee	1,684,520		10% Management Fee	1,733,452
		Development	1,200,000		Development	3,000,000
		Annual Debt Services (CFFP)	1,536,699		Annual Debt Services (CFFP)	1,536,699
	Subtotal of Estimated Cost		$20,066,423	Subtotal of Estimated Cost		$20,519,671

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2013 FFY 2012			Work Statement for Year: 2014 FFY 2013		
	Development Number/Name	Major Work Categories	Estimated Cost	Development Number/Name	Major Work Categories	Estimated Cost

See Annual Statement	201 SCATTERED SITES, CENTRAL	Retaining Walls; Driveways; Sidewalks	1,300,000	201 SCATTERED SITES, CENTRAL	Fencing (replace garbage can area/brick walls)	60,000
		Maintenance Equipment	20,000		Exterior Painting; Siding; Soffit replacement	100,000
		*Furnace/Heat Pump Replacement	28,000		*Furnace/Boiler Replacement	155,500
		Roof Replacement	180,000		*Window & Door Replacement	70,000
					Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical	505,000
					Roof Replacement; Siding; Tuck Pointing	44,000
					*Water Heater Replacement	13,500
	202 SCATTERED SITES, FAR SOUTHEAST	Gutters, Flashing, Fascia, Downspouts, Soffit	42,000	202 SCATTERED SITES, FAR SOUTHEAST	Driveway Repair/ Resurfacing; Parking Lot-Beacon Glen	100,000
		Rewire Building	450,000		Roof Replacements	178,000
		Permits & Drawings	50,000		*Patio Doors	153,000
	203 SCATTERED SITES, SOUTHEAST	Driveway; Sidewalks	100,000	203 SCATTERED SITES, SOUTHEAST	*Boiler Replacement (Shawnee)	20,000
		Roof & Gutter Replacements	180,000		*Water Heaters	12,500
		Electrical Service Upgrade	100,000		*Furnaces-A/C	87,500
		Permits & Drawings	25,000		Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical	560,000

	204 SCATTERED SITES, NORTH	Tuck pointing; Foundation Repairs; Sealing (Marianna Terrace) Roof Replacement *Water Heater Replacement *Window & Door Replacement	280,000 30,000 6,000 336,500	204 SCATTERED SITES, NORTH	Tuck pointing; Foundation Repairs; Sealing *Furnaces- (Marianna Terrace) *Hot Water Heaters- (Marianna Terrace)	300,000 190,000 97,000
	205 SCATTERED SITES, FAR SOUTHWEST	*Replacement Windows	24,000	205 SCATTERED SITES, FAR SOUTHWEST	Retaining Walls; Sidewalks(Horizon Hills) *Furnaces-A/C (Quebec) Foundation Repair *Boiler Replacement	80,000 140,000 200,000 155,000
	206 SCATTERED SITES, SOUTHWEST	*Window Replacement *Door & Siding Replacement (Harrison/Webman) *Stove & Refrigerator Replacement; Air Conditioners	180,000 400,000 316,400	206 SCATTERED SITES, SOUTHWEST	Roof Replacement – Harrison Avenue Interior Finishes Exterior Renovations: Tuck pointing; Foundation Repairs; Sealing Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical Driveway & Sidewalk Repair/Replace	80,000 308,000 280,000 912,000 24,000

	207 SCATTERED SITES, NORTHWEST	Interior Finishes	126,000	207 SCATTERED SITES, NORTHWEST	*Furnace-A/C; Boiler Replacement	360,000
		*Replacement Windows	47,000		*Stove & Refrigerator Replacement	111,800
		Foundation Repairs	340,000		Interior Finishes	400,000
		Roof Replacement	75,000		Exterior Renovations: Tuck pointing; Foundation Repairs; Sealing	500,000
					Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical	480,000
					*Window Replacement	123,500
	208 SCATTERED SITES, NORTHWEST	*Front & Rear Entry Doors & Hardware Replacement (Clinton Springs)	470,000	208 SCATTERED SITES, NORTHWEST	Sidewalks; Parking Lots; Driveways	200,000
		Exterior Renovations: Tuck pointing; Foundation Repairs; Sealing	400,000		*Stove & Refrigerator Replacement	237,600
		Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical	700,000		*Furnace-A/C Replacement	133,200
		Sitework: Driveways; Parking Lots; Sidewalks	240,000		*Boiler Replacement-Sinton/Nassau/ Glenwood	75,000
					Exterior Renovations: Tuck pointing; Foundation Repairs; Sealing	200,000
					Interior Renovations: Kitchen Upgrades; Bathroom Upgrades; Flooring; Painting; Plumbing; Electrical	350,000
					Sitework: Driveways; Parking Lots; Sidewalks	120,000

	209 WINTON TERRACE	Maintenance Equipment	27,000	209 WINTON TERRACE	Driveway & Parking Lot Sealing & Repair	140,000
		Site-Turf Repairs	90,000		Sidewalk Replacement/ Repair	60,000
		*Windows	347,500		Boiler Building Entry	82,500
		*Front & Rear Main Entrance Doors w/ Hardware (1/4)	435,000		*Windows	350,000
					*Front & Rear Main Entrance Doors w/ Hardware (1/4)	435,000
	210 FINDLATER GARDENS	Landscaping	40,000	210 FINDLATER GARDENS	Roof; Foundation; Windows; Doors-Findlater Day Care	100,000
		Interior Finishes	327,500		Interior Finishes	327,500
		*Replace Entry Doors & Screen Doors To Each Unit (1/2)	1,030,000		*Replace Entry Doors & Screen Doors To Each Unit (1/2)	1,030,000
		*Stove & Refrigerator Replacement-Partial Renovations Only	210,000			
	211 BEECHWOOD/MAPLE TOWER/EVANSTON	Maintenance Equipment	17,000	211 BEECHWOOD/MAPLE TOWER/EVANSTON	Driveway Replacement-Evanston	100,000
		Interior Finishes -Maple Tower	177,800		Life Safety: Elevators; Access Control; Sprinklers	74,000
		Life Safety: Elevators; Access Control; Sprinklers	99,000		*Stove & Refrigerator Replacement	245,000
		Paint Interior Hallways and Doors	180,000			

	212 RIVERVIEW/SAN MARCO	Exterior Foundation Work-San Marco	280,000	212 RIVERVIEW/SAN MARCO	Interior Finishes -San Marco	200,200
		Life Safety: Elevators; Access Control; Sprinklers	69,000		Interior Hallways Painting & Repair-San Marco	15,000
		Kitchen and Bathroom Rehabilitation	722,000		Common Area Flooring Repair/Replacement-San Marco	40,000
		*Window Replacement	400,000		Life Safety: Elevators; Access Control; Sprinklers	44,000
					*Boiler Replacement	120,000
					Kitchen Rehabilitation	1,320,000
					*Stove & Refrigerator Replacement	31,000
	213 REDDING/ PRESIDENT/PARK EDEN	Exterior Brick Veneers; Tuck pointing; Sealing	480,000	213 REDDING/ PRESIDENT/PARK EDEN	Interior Finishes -Redding/ President/ Park Eden	575,400
		Life Safety: Elevators; Access Control; Sprinklers	108,000		*Stove & Refrigerator Replacement-Redding; President	326,200
					Life Safety: Elevators; Access Control; Sprinklers	84,000
	214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	Interior Finishes	123,000	214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	Concrete Repair-Rowe Houses	40,000
					*Replace A/C Units-Rowe Houses	39,600
					Gutter/Soffit/Downspout/ Facia-6 Buildings-Rowe Houses	28,000
					Roofs-6 Buildings-Rowe Houses	80,000

	215 STANLEY ROWE TOWERS	Hi-Rise A Building; Exterior Brick Repairs/ Sealing Life Safety: Elevators; Access Control; Sprinklers	400,000 74,000	215 STANLEY ROWE TOWERS	*A/C Replacement-Bldg.A *A/C Replacement-Bldg.B Life Safety: Elevators; Access Control; Sprinklers	93,000 132,600 54,000
	216 PINECREST	Seal/Stripe/Repair Parking Lot Life Safety: Elevators; Access Control; Sprinklers	45,000 38,000	216 PINECREST	Interior Painting of Common Hallways Life Safety: Elevators; Access Control; Sprinklers *Stove & Refrigerator Replacement	78,000 29,000 241,200
	217 MILLVALE	Interior Finishes	295,000	217 MILLVALE	Interior Finishes	295,000
	218 MARQUETTE MANOR/SUTTER VIEW	Interior Finishes -Sutter View Life Safety: Elevators; Access Control; Sprinklers	300,000 38,000	218 MARQUETTE MANOR/SUTTER VIEW	*Replace Interior Doors (Marquette) Interior Wall Repair & Painting-Common Areas & Stairwells-Marquette Life Safety: Elevators; Access Control; Sprinklers	196,000 45,000 29,000
	PROJECT TOTAL		12,931,700			15,293,300
	AGENCY WIDE	Management Improvements 10% Management Fee Development Annual Debt Services (CFFP)	84,400 1,701,610 4,000,000 1,536,699	AGENCY WIDE	Management Improvements 10% Management Fee Development Annual Debt Services (CFFP)	84,400 1,657,770 1,200,000 1,536,699
	Subtotal of Estimated Cost		$20,254,409	Subtotal of Estimated Cost		$19,772,169

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2011 FFY 2010		Work Statement for Year: 2012 FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	201 SCATTERED SITES, CENTRAL		201 SCATTERED SITES, CENTRAL	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,612
	File Management Storage	1,111		
	202 SCATTERED SITES, FAR SOUTHEAST		202 SCATTERED SITES, FAR SOUTHEAST	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,612
	File Management Storage	1,111		
	203 SCATTERED SITES, SOUTHEAST		203 SCATTERED SITES, SOUTHEAST	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,612
	File Management Storage	1,111		
	204 SCATTERED SITES, NORTH		204 SCATTERED SITES, NORTH	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,612
	File Management Storage	1,111		

	205 SCATTERED SITES, FAR SOUTHWEST		205 SCATTERED SITES, FAR SOUTHWEST	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	206 SCATTERED SITES, SOUTHWEST		206 SCATTERED SITES, SOUTHWEST	
	Business Objects	3,612	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	207 SCATTERED SITES, NORTHWEST		207 SCATTERED SITES, NORTHWEST	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	208 SCATTERED SITES, NORTHWEST		208 SCATTERED SITES, NORTHWEST	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	209 WINTON TERRACE		209 WINTON TERRACE	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		

	210 FINDLATER GARDENS		210 FINDLATER GARDENS	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	211 BEECHWOOD/MAPLE TOWER/EVANSTON		211 BEECHWOOD/MAPLE TOWER/EVANSTON	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	212 RIVERVIEW/SAN MARCO		212 RIVERVIEW/SAN MARCO	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	213 REDDING/ PRESIDENT/PARK EDEN		213 REDDING/ PRESIDENT/PARK EDEN	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES		214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		

	215 STANLEY ROWE TOWERS		215 STANLEY ROWE TOWERS	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	216 PINECREST		216 PINECREST	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	217 MILLVALE		217 MILLVALE	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	218 MARQUETTE MANOR/SUTTER VIEW		218 MARQUETTE MANOR/SUTTER VIEW	
	Business Objects	3,611	Business Objects	1,111
	Management Reports	3,611	Management Reports	3,611
	File Management Storage	1,111		
	Subtotal of Estimated Cost	$150,000	Subtotal of Estimated Cost	$85,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY 2012		Work Statement for Year: 2014 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	201 SCATTERED SITES, CENTRAL		201 SCATTERED SITES, CENTRAL	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	202 SCATTERED SITES, FAR SOUTHEAST		202 SCATTERED SITES, FAR SOUTHEAST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	203 SCATTERED SITES, SOUTHEAST		203 SCATTERED SITES, SOUTHEAST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	204 SCATTERED SITES, NORTH		204 SCATTERED SITES, NORTH	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500

	205 SCATTERED SITES, FAR SOUTHWEST		205 SCATTERED SITES, FAR SOUTHWEST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	206 SCATTERED SITES, SOUTHWEST		206 SCATTERED SITES, SOUTHWEST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	207 SCATTERED SITES, NORTHWEST		207 SCATTERED SITES, NORTHWEST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	208 SCATTERED SITES, NORTHWEST		208 SCATTERED SITES, NORTHWEST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	209 WINTON TERRACE		209 WINTON TERRACE	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500

	210 FINDLATER GARDENS		210 FINDLATER GARDENS	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	211 BEECHWOOD/MAPLE TOWER/EVANSTON		211 BEECHWOOD/MAPLE TOWER/EVANSTON	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	212 RIVERVIEW/SAN MARCO		212 RIVERVIEW/SAN MARCO	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	213 REDDING/ PRESIDENT/PARK EDEN		213 REDDING/ PRESIDENT/PARK EDEN	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500

	214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES		214 LIBERTY STREET APARTMENTS/ STANLEY ROWE HOUSES	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	215 STANLEY ROWE TOWERS		215 STANLEY ROWE TOWERS	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	216 PINECREST		216 PINECREST	
	Phase I Handhelds UPCS	1,522	Phase II Handhelds UPCS	1,522
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	217 MILLVALE		217 MILLVALE	
	Phase I Handhelds UPCS	1,521	Phase II Handhelds UPCS	1,521
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500

	218 MARQUETTE MANOR/SUTTER VIEW		218 MARQUETTE MANOR/SUTTER VIEW	
	Phase I Handhelds UPCS	1,521	Phase II Handhelds UPCS	1,521
	Phase I PM UPCS	1,667	Phase II PM UPCS	1,667
	Phase I UPCS Implementation	1,500	Phase II UPCS Implementation	1,500
	Subtotal of Estimated Cost	$84,400	Subtotal of Estimated Cost	$84,400

FY 2009

Performance & Evaluation Report

Version 5
Cincinnati Metropolitan Housing Authority
Resubmitted 10/14/09
oh004v052009c

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450104 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2004 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	930,000.00	339,473.94	339,473.94	339,473.94
3	1408 Management Improvements	387,000.00	571,776.81	571,776.81	571,776.81
4	1410 Administration (may not exceed 10% of line 21)	1,037,000.00	446,551.47	446,551.47	446,551.47
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	160,000.00	75,915.69	75,915.69	75,915.69
8	1440 Site Acquisition				
9	1450 Site Improvement	57,000.00	62,370.35	62,370.35	62,370.35
10	1460 Dwelling Structures	5,846,841.00	6,987,713.47	6,987,713.47	6,987,713.47
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	4,400,000.00	4,334,039.27	4,334,039.27	4,334,039.27

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450104 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2004 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	12,817,841.00	12,817,841.00	12,817,841.00	12,817,841.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Michael S Reed	7-9-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450104 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2004

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
1406 Operations	Agency Wide	1406		930,000.00	339,473.94	339,473.94	339,473.94	Complete
	1301 Computer & Tech Upgrade					255,992.28	255,992.28	Complete
	1302 Maintenance & Management Equipment					74,530.24	74,530.24	Complete
	1303 Vehicles					8,951.42	8,951.42	Complete
	Total for 1406					339,473.94	339,473.94	Complete
1408 Management Improvements	Agency Wide	1408		387,000.00	571,776.81	571,776.81	571,776.81	Complete
	1301 Computer & Technical Upgrades					12,171.37	12,171.37	Complete
	1304 Resident Initiative & Economic Development					303,164.31	303,164.31	Complete
	1305 Security at High Rise Buildings					199,125.21	199,125.21	Complete
	1306 Training for Staff and Residents					9,188.92	9,188.92	Complete
	1307 Accountant					48,127.00	48,127.00	Complete
	Total for 1408					571,776.81	571,776.81	Complete
1410 Administration	Agency Wide	1410		1,037,000.00	446,551.47	446,551.47	446,551.47	Complete
	1308 Non Technical Salaries					20,819.09	20,819.09	Complete
	1309 Travel					402.24	402.24	Complete
	1310 Fringe Benefits					24,113.62	24,113.62	Complete
	1311 Telephone Expense for CGP					4,108.21	4,108.21	Complete

[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.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant: 2004
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450104 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	1312 Solicitation for Bids					425.56	425.56	Complete
	1313 Technical Salaries					396,682.75	396,682.75	Complete
Total for 1410						446,551.47	446,551.47	Complete
1430 Fees and Cost	Agency Wide	1430		160,000.00	75,915.69	75,915.69	75,915.69	Complete
	1314 Consultant Fees					72,409.74	72,409.74	Complete
	1315 Hazardous Material Consultant					3,505.95	3,505.95	Complete
	Total for 1430					75,915.69	75,915.69	Complete
1450 Site Improvements		1450		57,000.00	62,370.35	62,370.35	62,370.35	Complete
	1327 Stanley Rowe Site Work					60,838.40	60,838.40	Complete
	1235 Riverview Site Work					1,531.95	1,531.95	Complete
	Total for 1450					62,370.35	62,370.35	Complete
1460 Dwelling Structures		1460		5,846,841.00	6,987,713.47	6,987,713.47	6,987,713.47	Complete
	1316 Hazdardous Material Abatement					67,120.50	67,120.50	Complete
	1317 Impact Maintenance					121,500.80	121,500.80	Complete
	1318 Life Safety Systems					183,191.50	183,191.50	Complete
	1319 Energy Conservation Program					137,529.94	137,529.94	Complete

[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.

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2004
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450104 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	1321 Winton Terrace Interior Renovation					1,843,046.82	1,843,046.82	Complete
	1322 English woods Interior / Exterior					1,375,590.58	1,375,590.58	Complete
	1324 Millvale Modernization					404,976.58	404,976.58	Complete
	1325 Beechwood Interior Renovations					62,018.27	62,018.27	Complete
	1326 Findlater Gardens Modernization					1,526,397.87	1,526,397.87	Complete
	1328 Scattered Site 4-23 Interior / Exterior					79,371.00	79,371.00	Complete
	1329 Riverview Interior / Exterior					40,842.92	40,842.92	Complete
	1330 Pinecrest Interior / Exterior					234,091.40	234,091.40	Complete
	1331 Scattered Sites 4-39 Interior / Exterior					178,283.86	178,283.86	Complete
	1332 Scattered Sites 4-40 Interior / Exterior					108,896.06	108,896.06	Complete
	1333 Scattered Sites 4-42 through 4-52 Interior / Exterior					611,365.50	611,365.50	Complete
	1340 Scattered Sites Interior					10,434.87	10,434.87	Complete
	1344 Scattered Sites Interior					3,055.00	3,055.00	Complete
	Total 1460					6,987,713.47	6,987,713.47	Complete

[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.

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2004
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450104 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Development Activity		1499		4,400,000.00	4,334,039.27	4,334,039.27	4,334,039.27	Complete
OH004-057 Scattered Sites	Fees and Cost	1499.1430			11,510.00	11,510.00	11,510.00	Complete
	Property Purchases Taylor Ruth Blueacre	1499.1460			350,973.00	350,973.00	350,973.00	Complete
	Sub Total OH 004-057 Scattered Sites				362,483.00	362,483.00	362,483.00	Complete
Lincoln City West	Fees and Cost Development Consultant, Photo Packages, Inspections, Drafting Services, Recording Plat Fees, Attorney Fees, and Prints	1499.1430			68,642.39	68,642.39	68,642.39	Complete
Lincoln and Laurel City West	Site Improvements Installation of Access Roads and Storm Piping, Soil Removals and Asphalt Paving	1499.1450			3,700,484.88	3,700,484.88	3,700,484.88	Complete
Lincoln and Laurel City West	Site Improvements Fencing for Parking Lot	1499.1450			170,248.00	170,248.00	170,248.00	Complete

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450104 CFFP (Yes/ No): Replacement Housing Factor Grant No:	2004

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
Lincoln and Laurel City West	Demolition	1499.1485			32,181.00	32,181.00	32,181.00	Complete
	Sub Total Lincoln and Laurel City West				3,971,556.27	3,971,556.27	3,971,556.27	Complete
	Grand Total			4,400,000.00	4,334,039.27	4,334,039.27	4,334,039.27	Grand Total

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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450105 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	250,000.00	75,799.24	75,799.24	75,799.24
3	1408 Management Improvements	1,013,000.00	834,525.57[a]	834,525.57	834,525.57
4	1410 Administration (may not exceed 10% of line 21)	1,025,000.00	1,056,523.56[b]	1,056,523.56	1,056,523.56
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00	108,938.25	108,938.25	108,938.25
8	1440 Site Acquisition				
9	1450 Site Improvement	96,000.00	107,901.90	107,901.90	107,901.90
10	1460 Dwelling Structures	5,119,181.00	5,808,754.21	5,586,778.29	5,400,480.93
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	400,000.00	416,563.55[c]	416,563.55	416,563.55
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	2,885,612.00	2,885,612.00	2,885,612.00	2,885,612.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.
[a] Reflects the move of $238,031.65 for security at high rises from 1408 to 1410.
[b] Reflects the move of $238,031.65 for security at high rises from 1408 to 1410.
[c] Reflects an additional $16,563.55 in demolition costs.

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Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450105 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	800,000.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	384,174.72	384,174.72	384,174.72
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	11,678,793.00	11,678,793.00	11,456,817.08	11,270,519.72
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	300,000.00	300,000.00	300,000.00	300,000.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	70,000	91,351.20	91,351.20	91,351.20

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S Rusk	7-14-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2005
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450105 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1406 Operations	Agency Wide	1406		250,000.00	75,799.24	75,799.24	75,799.24	Complete
	1401 Computer & Technical Upgrade						32,316.62	Complete
	1437 Vehicle						13,518.80	Complete
	1438 Administration						29,963.82	Complete
	Total 1406						75,799.24	Complete
1408 Management Improvements	Agency Wide	1408		1,013,000.00	834,525.57	834,525.57	834,525.57	Complete
	1401 Computer & Technical Upgrade						555,789.41	Complete
	1402 Resident Initiative and Economic Development						268,287.86	Complete
	1404 Training for Staff & Residents						10,448.30	Complete
	Total for 1408						834,525.57	Complete
1410 Administration	Agency Wide			1,025,000.00	1,056,523.56	1,056,523.56	1,056,523.56	Complete
	1403 Security Guards at High Rise Buildings						238,031.65	Complete
	1406 Non Technical Salaries						237,352.65	Complete
	1408 Fringe Benefits						175,782.64	Complete
	1411 Technical Salaries						405,356.62	Complete
	Total for 1410						1,056,523.56	Complete

[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.

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PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450105 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant:2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1430 Fees and Cost	Agency Wide	1430		90,000.00	108,938.25	108,938.25	108,938.25	Complete
	1412 Hazardous Material Consultant						108,938.25	Complete
	Total 1430						108,938.25	Complete
1450 Site Improvement		1450		96,000.00	107,901.90	107,901.90	107,901.90	Complete
	1429 Evanston Site Work						9,441.05	Complete
	1436 Millvale Site Work						98,460.85	Complete
	Total for 1450						107,901.90	Complete
1460 Dwelling Structures		1460		5,119,181.00	5,808,754.21	5,586,778.29	5,400,480.93	In Progress
	1413 Energy Conservation						91,351.20	Complete
	1416 Winton Terrace Interior / Exterior						932,494.47	In Progress
	1418 Beechwood Interior / Exterior						286,642.90	In Progress
	1419 Findlater Gardens Modernization						2,006,601.5	Complete
	1420 Sutterview Interior Renovations						377,577.47	Complete
	1421 Stanley Rowe Interior						288,752.46	In Progress
	1422 Maple Tower Interior / Exterior						4,010.35	Complete

[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.

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PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450105 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	1423 Park Eden Interior / Exterior						2,724.63	Complete
	1424 Riverview Interior / Exterior						380,111.92	In Progress
	1425 Scattered Sites 4-30 Interior / Exterior						97,507.37	Complete
	1426 Horizon Hills Interior / Exterior						54,416.30	In Progress
	1427 San Marco Interior / Exterior						17,549.31	Complete
	1428 Evanston Interior / Exterior						10,222.64	Complete
	1430 Scattered Sites 4-42 Interior / Exterior						127,020.16	Complete
	1432 Scattered Sites 4-46 Interior / Exterior						58,180.40	Complete
	1434 Scattered Sites 4-51 Interior / Exterior						77,354.66	Complete
	1435 Pinecrest Interior Exterior						255,306.65	In Progress
	1439 Life Safety						103,152.82	Complete
	1440 Millvale Interior / Exterior						33,427.55	Complete
	1441 Marquette manor Interior / Exterior						18,559.97	Complete
	1442 Scattered Sites 4-55 Interior / Exterior						1,750.00	Complete
	1443 Marianna terrace Interior / Exterior						77,192.50	Complete
	1444 Scattered Sites 4-39 Interior / Exterior						29,593.00	Complete
	1445 Liberty St Apts Interior / Exterior						16,349.00	Complete
	1446 Scattered Site 4-44 Interior / Ext.						24,666.04	Complete
	1447 Scattered Site 4-40 Interior / Exterior						27,965.66	Complete

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PHA Name: **Cincinnati Metropolitan Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: OH10P00450105 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2005**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Total for 1460			5,119,181.00	5,808,754.21	5,586,778.29	5,400,480.93	In Progress
1485 Demolition				400,000.00	416,563.55	416,563.55	416,563.55	Complete
	1417 Englishwoods						416,563.55	Complete
	Total for 1485						416,563.55	Complete

[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.

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450105 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
1499 Development Activities				2,885,612.00	2,885,612.00	2,885,612.00	2,885,612.00	Complete
OH004-057 Scattered Sites	Fees and Cost	1499.1430					71,501.00	Complete
	Site Work	1499.1450					12,775.00	Complete
	Property Purchases 1801 Waltham Ave. 2445 E. Galbraith 4261 Marlin Ave 437 Springfield Pk 4558 Harrison 57-59 Flanders						1,447,241.00	Complete
	Relocation	1499.1495					6,000.00	Complete
	Subtotal OH004-057 Scattered Sites						1,537,517.00	Complete
OH004-062 Baldwin Grove	Dwelling Structures Construction Cost	1499.1460					1,348,095.00	Complete
	Subtotal OH004-062 Baldwin Grove						1,348,095.00	Complete
	Grand total Development Activities						2,885,612.00	Complete

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
Cincinnati Metropolitan Housing Authority

Federal FFY of Grant: 2005 (CFFP Award)

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Agency Wide Activities	10/1/07	10/1/07	10/1/09		
OH004-001 Winton Terrace	10/1/07		10/1/09		Project targeted buildings completed -- pending change orders
OH004-005 Millvale South	10/1/07	4/1/08	10/1/09		Issues with procurement and building permits
OH004-006 Millvale North	10/1/07	10/1/07	10/1/09		
OH004-007 Beechwood	10/1/07	10/1/07	10/1/09		
OH004-013 Findlater Gardens	10/1/07	10/1/07	10/1/09		
OH004-014 Sutterview	10/1/07	10/1/07	10/1/09		
OH004-030 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-037 San Marco	10/1/07	10/1/07	10/1/09		Project Completed
OH004-040 Winton Terrace	10/1/07	7/1/08	10/1/09		Procurement and weather delays
OH004-045 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-051 Scattered Sites	10/1/07		10/1/09		Procurement, weather and staffing delays

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 5/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	240,000.00	355,769.00[A]	355,769.00	239,727.69
3	1408 Management Improvements	1,272,000.00	1,196,231.00[B]	1,196,231.00	968,882.39
4	1410 Administration (may not exceed 10% of line 21)	945,000.00	945,000.00	945,000.00	789,295.83
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000.00	120,000.00	120,000.00	103,547.64
8	1440 Site Acquisition				
9	1450 Site Improvement	171,000.00	621,000.00	621,000.00	606,937.91
10	1460 Dwelling Structures	2,486,880.00	2,877,850.00	2,877,811.72	2,877,811.72
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	780,000.00	786,483.12[C]	786,483.12	711,051.61
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	3,800,000.00	3,880,000.00	3,181,472.00	2,794,461.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.
[A] Reflects the movement of $115,769.11 from 1408 to 1406
[B] Reflects the movement of $115,769.11 from 1408 to 1406
[C] Reflects the movement of $6,483.12 from 1501 to 1485

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Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

X Performance and Evaluation Report for Period Ending: 5/31/2009

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	1,543,182.00	1,536,698.88	1,536,698.88	1,536,698.88
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	11,358,062.00	12,319,032.00	11,620,465.60	10,628,414.67
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S Pinkett	7-14-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1406 Operation	Agency Wide	1406		240,000.00	355,769.00	355,769.11	239,727.69	
1408 Management Improvements	Agency Wide	1408		1,272,000.00	1,196,231.00	1,196,231.00	968,882.39	
	1501 Computer and Technical Upgrade						377,775.23	
	1502 Maintenance Equipment						97,900.10	
	1503 Maintenance Equipment						18,675.87	
	1504 Resident Initiative & Economic Development						474,531.19	
	Total for 1408						968,882.39	
1410 Administration	Agency Wide	1410		945,000.00	945,000.00	945,000.00	789,295.83	
	1508 Non Technical Salaries						280,559.48	
	1509 Travel						1,257.95	
	1510 Fringe Benefits						178,086.49	
	1511 Telephone expense for CGP						327.78	
	1512 Solicitation for Bid						3,095.85	
	1513 Technical Salaries						325,968.28	
	Total for 1410						789,295.83	

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PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant:2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
1430 Fees and Cost	Agency Wide	1430		120,000.00	120,000.00	120,000.00	103,547.64	
	1514 Hazardous Material Consultant						103,547.64	
	Total for 1430						103,547.64	
1450 Site Improvement		1450		171,000.00	621,000.00	621,000.00	606,937.91	
	1531 Riverview AMP 212 Security Fence, Landscaping						28,940.23	
	1534 Horizon Hills AMP 205 Side Walk Replacement, Water Main Installation						31,740.25	
	1535 Scattered Site 4-38 Replace Railings, Steps and Side Walks						38,654.23	
	1539 Park Eden AMP 213 Bushes, Trees and Landscaping						32,257.00	
	1540 Evanston AMP 211 Retaining Wall Repair						57,781.50	
	1549 Winton Terrace AMP 209 Parking Lot Repairs, Sod, Landscaping						162,365.54	

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PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	1550 Findlater Gardens AMP 210 Concrete Replacement, Landscaping						192,842.93	
	1553 Stanley Rowe AMP 215 Concrete Replacement						62,356.23	
	Total for 1450						606,937.91	
1460 Dwelling and Structures		1460		2,486,880.00	2,877,850.00	2,877,811.72	2,877,811.72	
	1515 Hazardous Material Abatement						163,218.00	
	1516 Life Safety Systems						181,635.97	
	1517 Conservation Program						177,907.09	
	1521 Liberty Apt. AMP 214 Mold Abatement, Plumbing						238,428.99	
	1522 Marquette Manor AMP 218 Carpet, Elevator Upgrade and Interior Renovation						199,720.20	
	1523 Setty Kuhn AMP 208 Refrigerators and Ranges						56,465.14	
	1524 Stanley Rowe AMP 215 Card Reader Upgrade, Painting						216,894.80	
	1525 Marrianna Terrace AMP 204 Interior Wall Repair to correct Asbestos Removal						86,001.19	

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost [1]		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	1526 Maple Towers AMP 211 Floor Replacement						113,208.31	
	1527 Redding AMP 213 Repair Balcony and Replace Decks						12,070.06	
	1528 President AMP 213 Repair Wall and Paint						8,366.00	
	1529 Park Eden AMP 213 Repair Walls and Paint						33,319.02	
	1530 Scattered Sites 4-23 Gutter and Roof Repairs						10,600.00	
	1532 Riverview AMP 212 Carpet						108,244.44	
	1533 Webman Ct AMP 206 Entry Doors						19,330.60	
	1534 Horizon Hill AMP 205 Balcony Repairs/Replacement mold Abatement						80,844.20	

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Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	1535 Scattered Sites 4-38 Roof Replacements						73,061.45	
	1536 Scattered Sites 4-38 Roof Replacements						57,283.00	
	1537 Scattered Sites 4-39						93,826.50	
	1538 Park Eden AMP 213						1,000.00	
	1540 The Evanston - AMP 211						7,710.00	
	1541 Scattered Site 4-42 Siding and Roof Replacement						19,176.00	
	1542 Scattered Site 4-51 Siding and Roof Replacement						10,046.16	
	1543 Scattered Sites 4-55 1544 Scattered Sites 4-58 Mold Abatement, Roof Repairs, Siding, Plumbing and Electrical Upgrades						3,548.38 740,157.01	

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P004501106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	1545 Scattered Sites 4-40 Mold Abatement, Siding, Drywall Replacement						50,752.65	
	1546 Scattered Site 4-44 Awnings, Paint, Water Damage Repair						27,020.56	
	1547 Pinecrest Mold Abatement						18,486.00	
	1548 Scattered Sites 4-30 Stoves and Refrigerators, Replace Band Boards						2,295.00	
	1551 Scattered Site 4-43 Siding, Roofing, Windows, Carpet, Mold Abatement						48,695.00	
	1552 Quebec/ Rion Ln. AMP 205 Tuck Pointing						18,500.00	
	Total for 1460						2,877,811.72	
1485 Demolition		1485		780,000.00	786,483.12	786,483.12	711,051.61	
	1520 English Woods						711,051.61	

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PHA Name:	Grant Type and Number	Federal FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1499 Development Activity				3,800,000.00	3,880,000.00	3,181,472.00	2,794,461.00	
Lincoln City West	Lincoln City West	1499.1450					735,291.00	
	Subtotal Lincoln City West						735,291.00	
OH004-057 Scattered Sites	Site Improvements	1499.1450					13,616.00	
	Dwelling Units	1499.1460					91,110.00	
	Relocation	1499.1495					300.00	
	Subtotal OH004-057 Scattered Sites						105,026.00	
OH004-059 Scattered Sites	Fees and Cost	1499.1430					36,317.00	
	Site Improvements	1499.1450					12,755.00	
	Dwelling Units	1499.1460					1,882,632.00	
	Relocation	1499.1495					7,774.00	
	Subtotal OH004-059 Scattered Site						1,939,478.00	

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant: 2006
Cincinnati Metropolitan Housing Authority	Capital Fund Program Grant No: OH10P00450106 CFPP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
OH004-060 Scattered Sites	Site Improvements	1499.1450					264.00	
	Dwelling Units	1499.1460					14,402.00	
	Relocation	1499.1495					0.00	
	Subtotal OH004-060 Scattered Sites						14,666.00	
100 Unit Mixed Finance	Dwelling Units	1499.1460			698,528.00			
	Grand Total 1499 Development Activities			3,800,000.00	3,880,000.00	3,181,472.00	2,794,461.00	

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cincinnati Metropolitan Housing Authority

Federal FFY of Grant: 2005 (CFFP Award)

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Agency Wide Activities	10/1/07	10/1/07	10/1/09		
OH004-001 Winton Terrace	10/1/07		10/1/09		Project targeted buildings completed – pending change orders
OH004-005 Millvale South	10/1/07	4/1/08	10/1/09		Issues with procurement and building permits
OH004-006 Millvale North	10/1/07	10/1/07	10/1/09		
OH004-007 Beechwood	10/1/07	10/1/07	10/1/09		
OH004-013 Findlater Gardens	10/1/07	10/1/07	10/1/09		
OH004-014 Sutterview	10/1/07	10/1/07	10/1/09		
OH004-030 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-037 San Marco	10/1/07	10/1/07	10/1/09		Project Completed
OH004-040 Winton Terrace	10/1/07	7/1/08	10/1/09		Procurement and weather delays
OH004-045 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-051 Scattered Sites	10/1/07		10/1/09		Procurement, weather and staffing delays

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Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 5/31/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	112,000.00	112,000.00	112,000.00	112,000.00
3	1408 Management Improvements	353,500.00	353,500.00	21,843.54	19,983.57
4	1410 Administration (may not exceed 10% of line 21)	1,070,885.34	1,070,885.34	1,070,885.34	1,056,572.01
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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	460,601.61	460,601.61	136,657.95	74,119.52 [A]
10	1460 Dwelling Structures	5,178,733.17	5,178,733.17	2,743,243.56	1,895,019.23
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	590,000.00	590,000.00	590,000.00	500,681.11 [B]
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities [4]	2,800,000.00	2,800,000.00	1,931,266.00	0.00

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[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

[A] Reflects the change of the draw for $284,123.50 that was done for 1450 that should have 1485.
[B] Reflects the change of the draw for $284,123.50 that was done for 1450 that should have 1485.

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Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P00450107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 5/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,536,698.88	1,536,698.88	1,536,698.88	1,536,698.88
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	12,102,419.00	12,102,419.00	8,142,595.27	5,195,074.32
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	45,200.00	45,200.00	45,200.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Richard S. Pendleton Date: 7/14/09
Signature of Public Housing Director Date

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-999 Agency Wide	Operations Including vehicle purchases	1406		112,000	112,000	112,000	112,000	Complete
OH004-999 Agency Wide	Management Improvements: Telephone Systems Upgrade, maintenance equipment	1408		353,500.00	353,500.00	21,843.54	19,983.57	In progress
OH004-999 Agency Wide	Administration	1410		1,070,885.34	1,070,885.34	1,070,885.34	1,056,571.97	In progress
OH004-999 Agency Wide	Site Administration	1450		460,601.61	460,461.61	136,657.95	74,119.52	In progress
OH004-010 and OH004-013 Findlater Gardens	Sidewalks	1450					2,448.60	In progress
OH004-016 Scattered Sites	Driveway Repair	1450					7,400.00	In progress
OH004-039 Scattered Sites	Sidewalks	1450					1,482.00	In progress
OH004-051 Scattered Sites	Retaining Wall	1450					62,788.92	In progress
OH004-999 Agency Wide	Dwelling Structures	1460		5,178,733.17	5,178,733.17	2,743,243.56	1,895,019.23	In progress
OH004-001 Winton Terrace	1620 - Interior renovations: kitchen and bath 1607 - Hazardous Material Abatement 1608 - Intercom and security cameras	1460					50,503.22 18,472.00 0.00	In progress In progress In progress

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PHA Name: Cincinnati Metropolitan Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: OH10P00450107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-005 Millvale North	1616 - Int renovations, kitchen and baths, drywall, finishes, fixtures, and electric 1608 - Intercom and security cameras	1460					483,502.63 2,775.00	In progress In progress
OH004-007 – Beechwood	1608 – Intercom and Security Systems	1460					19,499.95	In progress
OH004-010,13 Findlater Gardens	1621 - Interior Renovation, Electric, HVAC 1607 - Hazardous Material Abatement 1608 - Intercom and security cameras	1460					830,430.87 950.00 0.00	In progress
OH004-011 Marquette Manor / Sutter View	1612 - Repair interior walls and window repairs 1608 - Intercom and security cameras	1460					10,786.22 4,007.50	In progress
OH004-017 Stanley Rowe	1614 - HVAC systems 1608 - Intercom and security cameras	1460					4,230.00 6,150.00	In progress In progress
OH004-19 Maple Tower	1608 - Intercom and security cameras	1460					2,775.00	In progress
OH004-020 Redding	1617 - Parquet floor repairs, roof repairs, painting 1645 - Kitchen/bath renovation 1608 - Intercom and security cameras	1460					52,134.77 76,701.15 0.00	In progress In progress
OH004-021 President	1646 – Wall repair painting 1608 - Intercom and security cameras	1460					42,197.14 2,775.00	In progress
OH004-022 Park Eden	1618 - Wall repairs and paint 1608 - Intercom and security cameras	1460					63,207.23 3,450.00	In progress

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-025 The Riverview	1625 - Roof repairs, moisture abatement 1608 - Intercom and security cameras, new coax for cameras	1460					8,978.99 6,260.32	In progress In progress
OH004-026 Pinecrest	1608 – Intercom and security cameras	1460					2,157.50	In progress
OH004-036 Horizon Hill	1608 – Intercom and security systems	1460					0.00	In progress
OH004-037 San Marco	1626 - Roof repairs 1608 - Intercom	1460					4,853.21 1,500.00	In progress In progress
OH004-041 Evanston	1622 - Gutter and exterior repairs 1608 - Intercom and security cameras	1460					1,920.19 1,425.00	In progress In progress
OH004-016 Scattered Sites	1630 – Roof repair/replacement	1460					9,376.59	In progress In progress
OH004-023 Scattered Sites	1627 - Roof, Siding and window replacements, appliances	1460					0.00	In progress
OH004-028 Scattered Sites	1628 - Roof, Siding and window replacements, appliances	1460					34.65	In progress
OH004-030 Scattered Sites	1631 – Roof repair/replacement	1460					6,072.56	In progress
OH004-039 Scattered Sites	1635 - Roof, Gutters/Siding Repair/Replacement, kitchen renovation / appliances	1460					40,647.32	In progress
OH004-040 Scattered Sites	1607 – Hazardous Material Abatement 1608 – Fire systems	1460					550.00 0.00	In progress In progress

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PHA Name: Cincinnati Metropolitan Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: OH10P004501107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-043 Scattered Sites	1636 - Roof, Siding and window replacements, appliances 1644 – Roof replacement, kitchen renovation/appliances, door replacement 1607 - Hazardous Material Abatement	1460					32,384.50 34,471.10 4,215.00	In progress In progress In progress
OH004-044 Scattered Sites	1607 – Hazardous Material Abatement	1460					550.00	In progress
OH004-046 Scattered Sites	1643 – Roof replacement/repair 1607 - Hazardous Material Abatement	1460					14,572.38 1,120.00	In progress In progress
OH004-051 Scattered Sites	1623 - Roof, Siding and window replacements, appliances 1607 - Hazardous Material Abatement	1460					559.44 15,865.00	In progress In progress
OH004-057 Scattered Sites	1624 - Roof, moisture control	1460					9,510.30	In progress
OH004-058 Scattered Sites	1640 – Kitchen renovation / appliances	1460					610.00	In progress
OH004-059 Scattered Sites	1641 - Kitchen renovation / appliances	1460					22,837.50	In progress
OH004-999 Agency Wide	Demolition	1485		590,000.00	590,000.00	590,000.00	500,681.14	In progress
OH004-002 English Woods	Demolition	1485					500,681.14	In progress

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: OH10P00450107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-999 Agency Wide	Development Activity	1499		2,800,000.00	2,800,000.00	1,931,266.00	0.00	In progress
Laurel Homes	Site Improvements	1499.1450			1,931,266.00	1,931,266.00	0.00	Completed, Extra-ordinary Expenses Under HUD Review
100 unit Mixed Finance	Site Improvements	1499.1450			868,734.00	0.00	0.00	In progress
OH004-999 Agency Wide	Debt Payments	9000		1,536,698.88	1,536,698.88	1,536,698.88	1,536,698.88	

[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.

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
Cincinnati Metropolitan Housing Authority

Federal FFY of Grant: 2005 (CFFP Award)

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Agency Wide Activities	10/1/07	10/1/07	10/1/09		
OH004-001 Winton Terrace	10/1/07		10/1/09		Project targeted buildings completed – pending change orders
OH004-005 Millvale South	10/1/07	4/1/08	10/1/09		Issues with procurement and building permits
OH004-006 Millvale North	10/1/07	10/1/07	10/1/09		
OH004-007 Beechwood	10/1/07	10/1/07	10/1/09		
OH004-013 Findlater Gardens	10/1/07	10/1/07	10/1/09		
OH004-014 Sutterview	10/1/07	10/1/07	10/1/09		
OH004-030 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-037 San Marco	10/1/07	10/1/07	10/1/09		Project Completed
OH004-040 Winton Terrace	10/1/07	7/1/08	10/1/09		Procurement and weather delays
OH004-045 Scattered Sites	10/1/07	10/1/07	10/1/09		
OH004-051 Scattered Sites	10/1/07		10/1/09		Procurement, weather and staffing delays

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary Expires 4/30/2011

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P004501 8 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 07/31/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	2,625,927	2,625,927		
3	1408 Management Improvements	649,530	649,530		
4	1410 Administration (may not exceed 10% of line 21)	1,162,782	1,162,782		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	171,840	171,840		
8	1440 Site Acquisition				
9	1450 Site Improvement	611,912	611,912		
10	1460 Dwelling Structures	5,385,824	5,385,824		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures [4]				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,020,000	1,020,000		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OH10P0045018 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 7/31/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	1,536,699	1,536,699		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	13,164,514	13,164,514		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Richard S. Rusk Date: 7/23/09

Signature of Public Housing Director Date

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10-P004501-8 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	
201 SCATTERED SITES, CENTRAL	*Furnace and A/C Replacement - 22 units Bathroom Rehabilitation: • Tub Surrounds • Fixtures • Flooring • Electrical Upgrades • Plumbing Upgrades • Wall Finishes	1460 1460		66,275 142,153	66,275 142,153			
202 SCATTERED SITES, FAR SOUTEAST	*Boiler/Furnace Replacement *Stove and Refrigerator Replacement - 40 units *Furnace and A/C Replacement 20 units	1460 1460 1460		115,460 40,342 61,472	115,460 40,342 61,472			
203 SCATTERED SITES, SOUTEAST	Site Work; Driveways; Sidewalks; Retaining Walls *Stove and Refrigerator Replacement - 46 units	1450 1460		17,288 46,104	17,288 46,104			
204 SCATTERED SITES, NORTH	Foundation Repair Soffit and Siding Replacement *Boiler/Furnace Replacement	1450 1460 1460		51,464 73,958 100,000	51,464 73,958 100,000			

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Part II: Supporting Pages

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10-P004501-8 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	
205 SCATTERED SITES, FAR SOUTHWEST	Site work Concrete Side Walks; Driveways *Domestic Hot Water Boiler Replacement *Boiler Replacement *Stove & Refrigerator Replacement *Furnace / AC replacement	1450 1460 1460 1460 1460		22,092 40,000 100,000 30,033 35,280	22,092 40,000 100,000 30,033 35,280			
206 SCATTERED SITES, SOUTHWEST	Exterior - Siding Replacement Roof Replacement	1460 1460		15,368 27,855	15,368 27,855			
207 SCATTERED SITES, NORTHWEST								
208 SCATTERED SITES, AVONDALE/ WALNUT HILLS	Remove Back Door Canopies Roof replacement *Furnace Replacements - 16 units	1460 1460 1460		88,366 46,940 32,230	88,366 46,940 32,230			
209 WINTON TERRACE	Interior Finishes Non-Routine Maintenance Gas Piping Repairs/Carbon Monoxide • Detection Improvements	1460 1460		140,000 36,175	140,000 36,175			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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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	
210 FINDLATER GARDENS	Site Work: • Driveways • Parking Lots • Sidewalks • Landscaping • Lighting –Exterior Parking Lot and Courtyard Total gut rehab Interior Renovations of Management Offices: Central Heating; Electrical; Plumbing; Communications Infrastructure 504 Accessibility-Management Office and Resident Meeting area	1450 1460 1460		505,700 615,000 162,890	505,700 615,000 162,890			
211 BEECHWOOD/ MAPLE TOWER/ EVANSTON	Site Work: • Parking Lot Repairs/Handicap Sign • Exterior Lighting *Heat Pumps/Water Infiltration Repairs Life Safety – Elevator Equipment; Access Control; Sprinklers	1450 1460 1460		15,368 36,499 58,650	15,368 36,499 58,650			
212 RIVERVIEW/ SAN MARCO	504 Accessibility Conversions Interior Wall Repairs & Painting *Replace A/C Carpet Replacement-6 Floors San Marco Paint Common Areas & Units with Wall Repairs Life Safety – Elevator Equipment; Access Control; Sprinklers	1460 1460 1460 1460 1460 1460		150,000 91,524 11,046 36,498 50,000 31,450	150,000 91,524 11,046 36,498 50,000 31,450			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10-P004501-8 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	
213 REDDING/ PRESIDENT/ PARK EDEN	*Replace A/C Units @ The President *Stove & Refrigerator Replacement Life Safety – Elevator Equipment; Access Control; Sprinklers	1460 1460 1460		54,749 68,850 66,300	54,749 68,850 66,300			
214 STANLEY ROW HOUSES	Interior Renovations: • Kitchen Cabinets • Bathroom Tub Surrounds • Flooring • Painting • Plumbing • Electrical	1460		110,500	110,500			
215 STANLEY ROW TOWERS	*Boiler Replacement *Stove & Refrigerator Replacement-Building A&B Life Safety – Elevator Equipment; Access Control; Sprinklers	1460 1460 1460		2,057,327 245,780 39,100	2,057,327 245,780 39,100			
216 PINECREST	Life Safety – Elevator Equipment; Access Control; Sprinklers	1460		19,550	19,550			
217 MILLVALE								

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

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10-P004501-8 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	
218 MARQUETTE MANOR/ SUTTER VIEW	*Electric Heat Pump Replacement *Stove & Refrigerator Replacement Life Safety – Elevator Equipment; Access Control; Sprinklers Interior Renovations: • Kitchen Cabinets • Bathroom Tub Surrounds • Fixtures • Flooring • Painting • Plumbing • All Electrical • Foundation Settlements	1460 1460 1460 1460		116,275 16,275 19,550 90,000	116,275 16,275 19,550 90,000			

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Part II: Supporting Pages

PHA Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10-P004501-8 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	
AGENCY WIDE	Annual Debt Services (CFFP)	9000		1,536,699	1,536,699			
	Development:	1499		1,020,000	1,020,000			
	Development 58 Scattered Sites	1499.1406			76,010			
	Development 63 Scattered Sites	1499.1406			100,000			
	3 unit PH demo and new construction	1499.1485			83,250			
	100 unit mixed finance development (not yet identified)	1499			760,740			
	10% Management Fee	1410		1,162,782	1,162,782			
	Operations	1406		2,625,927	2,625,927			
	Management Improvements:							
	-Document Imaging solution to include imaging of forms, signature capture, and bar coding tracking of documents to improve efficiency in rent determination and lease up	1408		300,000	300,000			
	-Upgrade phone systems to improve communication with tenants and thereby improve rent collections, tenancy, and lease up	1408		349,530	349,530			
	Architect and Engineering Fees: -Permits and Drawings	1430		171,840	171,840			

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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450100 Date of CFFP:	FFY of Grant: 2000 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	453,486	453,486	453,486	453,486

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	453,486	453,486	453,486	453,486
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	6-10-09		

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form HUD-50075.1 (4/2008)

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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450100	Federal FFY of Grant: 2000

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-062 Baldwin Grove	Fees & Costs	1499.1430		5,976	5,700	5,700	5,700	Completed
	Property Purchase	1499.1440		99,907	100,183	100,183	100,183	Completed
	Sub-Total OH004-062 Baldwin Grove			105,883	105,883	105,833	105,883	
OH004-051 Scattered Sites	Property Purchases	1499.1460		347,603	347,603	347,603	347,603	Completed
	Sub-total OH004-051 Scattered Sites			347,603	347,603	347,603	347,603	
	Grand Total			453,486	453,486	453,486	453,486	

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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450101 Date of CFFP:	FFY of Grant: 2001 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,658,739	1,658,739	1,658,739	1,658,739

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Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450101 Date of CFFP:	FFY of Grant:2001 FFY of Grant Approval:

Type of Grant
- ☐ Original Annual Statement
- ☐ Reserve for Disasters/Emergencies
- ☐ Revised Annual Statement (revision no:)
- ☐ Performance and Evaluation Report for Period Ending:
- ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,658,739	1,658,739	1,658,739	1,658,739
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S Depkay	6-10-09		

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PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450101	Federal FFY of Grant: 2001

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-062 Baldwin Grove	Property Purchase	1499.1440		410,093	410,093	410,093	410,093	Completed
	Sub-total OH004-062 Baldwin Grove			410,093	410,093	410,093	410,093	
OH004-051 Scattered Sites	Property Purchases	1499.1460		1,248,646	1,248,646	1,248,646	1,248,646	Completed
	Sub-total OH004-051 Scattered Sites			1,248,646	1,248,646	1,248,646	1,248,646	
	Grand Total			1,658,739	1,658,739	1,658,739	1,658,739	

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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450102 Date of CFFP:	FFY of Grant: 2002 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	2,744,946	2,744,946	2,744,946	2,744,946

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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501-02 Date of CFFP:	FFY of Grant: 2002 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,744,946	2,744,946	2,744,946	2,744,946
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director — Date 6-10-09
Signature of Public Housing Director — Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450102	Federal FFY of Grant: 2002

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-051 Scattered Sites	Property Purchase	1499.1460		2,596,170	2,596,170	2,596,170	2,596,170	Completed
	Sub-total OH004-051 Scattered Sites			2,596,170	2,596,170	2,596,170	2,596,170	
OH004-062 Baldwin Grove	Fees & Cost	1499.1430		25,476	25,476	25,476	25,476	Completed
	Demolition	1499.1485		123,300	123,300	123,300	123,300	Completed
	Sub-total OH004-062 Baldwin Grove			148,776	148,776	148,776	148,776	
	Grand Total			2,744,946	2,744,946	2,744,946	2,744,946	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501003 Date of CFFP:	FFY of Grant: 2003 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	437,550	437,550	437,550	437,550

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501O3 Date of CFFP:	FFY of Grant:2003 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [4]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	437,550	437,550	437,550	437,550
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director — Date: 6-10-09
Signature of Public Housing Director — Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450103	Federal FFY of Grant: 2003

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-051 Scattered Sites	Property Purchase	1499.1460		280,426	280,426	280,426	280,426	Completed
	Sub-total OH004-051 Scattered Sites			280,426	280,426	280,426	280,426	
OH004-062 Baldwin Grove	Fees & Cost	1499.1430		137,858	137,858	137,858	137,858	Completed
	Demolition	1499.1485		19,266	19,266	19,266	19,266	Completed
	Sub-total OH004-062 Baldwin Grove			157,124	157,124	157,124	157,124	
	Grand Total			437,550	437,550	437,550	437,550	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450203 Date of CFFP:	FFY of Grant: 2003 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	1,958,102	1,957,302	1,957,302	1,957,302

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450203 Date of CFFP:	FFY of Grant:2003 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,958,102	1,957,302	1,957,302	1,957,302
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director — Date: 6-10-09

Signature of Public Housing Director — Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program[1]

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450203	Federal FFY of Grant: 2003

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-058 Scattered Sites	Administration	1499.1410		9,500	0.00	0.00	0.00	Completed
	Fees & Costs	1499.1430		144,290	9,425	9,425	9,425	Completed
	Site Improvement	1499.1450		10,000	900	900	900	Completed
	Dwelling Structures	1499.1460		651,385	554,402	554,402	554,402	Completed
	Relocation	1499.1495		7,500	0.00	0.00	0.00	Completed
	Sub-Total for OH004-058 Scattered Sites			822,675	564,727	564,727	564,727	
OH004-062 Baldwin Grove	Fees & Costs	1499.1430		102,369	140,431	140,431	140,431	Completed
	Site Improvement	1499.1450		930,000	924,889	924,889	924,889	Completed
	Dwelling Structures	1499.1460		43,050	327,255	327,255	327,255	Completed
	Demolition	1499.1485		60,000	0.00	0.00	0.00	Completed
	Total for OH004-062 Baldwin Grove			1,135,427	1,392,575	1,392,575	1,392,575	
	Grand Total	1499		1,958,102	1,957,302	1,957,302	1,957,302	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501104 Date of CFFP:	FFY of Grant: 2004 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs [4]				
17	1499 Development Activities [4]	566,444	513,862	513,862	513,862

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450104 Date of CFFP:	FFY of Grant: 2004 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (Sum of lines 2 - 19)	566,444	513,862	513,862	513,862
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S. [signature]	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450104	Federal FFY of Grant: 2004

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
OH004-060 Scattered Sites	Administration	1499.1410		3,000	0	0	0	Completed
	Fees & Cost	1499.1430		17,700	6,300	6,300	6,300	Completed
	Site Improvement	1499.1450		4,500	0	0	0	Completed
	Property Purchases	1499.1460		365,068	365,068	365,068	365,068	Completed
	Sub-total OH004-060 Scattered Sites			423,950	371,368	371,368	371,368	
OH004-063 Scattered Sites	Property Purchase (Madison Road)	1499.1460		142,494	142,494	142,494	142,494	Completed
	Sub-total OH004-063 Scattered Sites			142,494	142,494	142,494	142,494	
	Grand Total			566,444	513,862	513,862	513,862	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450204 Date of CFFP:	FFY of Grant: 2004 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004502O4 Date of CFFP:	FFY of Grant:2004 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Date 6-10-09

Signature of Public Housing Director Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450204	Federal FFY of Grant: 2004

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-058 Scattered Sites	Fees & Costs	1499.1430		0.00	29,253.00	29,253.00	29,253.00	Complete
	Property Acquisition of:	1499.1460		1,847,768.00	1,818,515.00	1,818,515.00	1,818,515.00	Complete
	1281 Collinsdale, 211 E. Broadway,							
	3209 Harry Lee Ln, 3391 Gaybeart Ct,							
	3629 Woodbine Ave, 4244 Matson Ave							
	525 Glenrose, 6580 Cheviot Rd,							
	6926 Longford, 8 Miami Ave							
	Sub-Total OH004-058 Scattered Sites			1,847,768.00	1,847,768.00	1,847,768.00	1,847,768.00	
OH004-062 Baldwin Grove	Fees & Cost	1499.1430		116,457	0.00	0.00	0.00	Complete
	Site Improvements	1499.1450		0.00	144,683.00	144,683.00	144,683.00	Complete
	Dwelling Structure	1499.1460		745,712	717,486.00	717,486.00	717,486.00	
								Complete
	OH004-62 Subtotal			862,169.00	862,169.00	862,169.00	862,169.00	
	Grand Total	1499		2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R45010105 Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 05/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,141,457.00	1,141,457.00	1,141,457.00	1,027,506.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R45010105 Date of CFFP:	FFY of Grant:2005 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 03/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,141,457.00	1,141,457.00	1,141,457.00	1,027,506.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard Stanley	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R45010105	Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-063 Scattered Sites	Site Acquisition	1499.1460		1,141,457.00	1,141,457.00	1,141,457.00	1,027,506.00	Acquisition and Rehab in progress

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004S205 Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 05/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	2,515,086.00	2,780,459.00	2,780,459.00	1,269,407.47

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004S205 Date of CFFP:	FFY of Grant:2005 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 05/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,515,086.00	2,780,459.00	2,780,459.00	1,269,407.47
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Richard Stern Date: 6-10-09

Signature of Public Housing Director Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R0045205	Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
OH004-058 Scattered Sites	Fees & Costs	1499.1430		0.00	21,660.00	21,660.00	21,657.00	Complete
	Site Improvements	1499.1450		19,500.00	13,370.00	13,370.00	13,369.58	Complete
	Property Acquisition of:	1499.1460		966,047.00	1,213,590.00	1,213,590.00	1,213,581.77	Complete
	9175 Kemper							
	10220 Hightower							
	1035 Jefferson							
	9179 Kemper							
	7715 Jandacres							
	Relocation	1499.1495		18,500.00	20,800.00	20,800.00	20,799.12	Complete
	Sub-Total OH004-058 Scattered Sites	1499		1,004,047.00	1,269,420.00	1,269,420.00	1,269,407.47	
OH004-063 Scattered Sites	Property Purchases	1499.1460		1,411,039.00	1,411,039.00	1,411,039.00	0.00	Incomplete
	Relocation	1499.1495		100,000.00	100,000.00	100,000.00	0.00	Incomplete
	Sub-Total OH004-063 Scattered Sites	1499		1,511,039.00	1,511,039.00	1,511,039.00	0.00	Incomplete
	Grand Total	1499		2,515,086.00	2,780,459.00	2,780,459.00	1,269,407.47	

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R006501O6 Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:0)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,042,944.00	1,042,944.00	1,042,944.00	0.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450106 Date of CFFP:	FFY of Grant:2006 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,042,944.00	1,042,944.00	1,042,944.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director — Date: 6-10-09
Signature of Public Housing Director — Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450106	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
OH004-063 Scattered Sites	Administration	1499.1410		58,000.00	58,000.00	58,000.00	0.00	
OH004-063 Scattered Sites	Fees & Costs	1499.1430		250,000.00	250,000.00	250,000.00	0.00	
OH004-063 Scattered Sites	Site Improvement	1499.1450		350,000.00	350,000.00	350,000.00	0.00	
OH004-063 Scattered Sites	Dwelling Structures	1499.1460		384,944.00	384,944.00	384,944.00	0.00	
OH004-063	Total	1499		1,042,944.00	1,042,944.00	1,042,944.00	0.00	
	Note: CMHA is accumulating RHF funds for development.							
	These developments do not currently have either an approved development proposal or revised budget, amounts subject to change.							

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH110R00450206 Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [2]	
		Original	Revised [3]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [1]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	2,292,291	2,292,291	0.00	0.00

[2] To be completed for the Performance and Evaluation Report.
[3] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[1] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450206 Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,292,291	2,292,291	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450206	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
OH004-063 Scattered Sites	Dwelling Units	1499.1460		1,920,066.00	1,920,066.00	0.00	0.00	Acquisitions and Rehab in progress
	Relocation	1499.1495		120,000.00	120,000.00	0.00	0.00	Relocation in progress
	Subtotal OH004-063 Scattered Sites			2,040,066.00	2,040,066.00	0.00	0.00	
Not Yet Identified	Dwelling units for 5 units demo/new construction			252,225.00	252,255.00	0.00	0.00	Preliminary Planning
	Subtotal 5 units demo/new construction			252,225.00	252,225.00	0.00	0.00	
	Grand Total	1499		2,292,291.00	2,292,291.00			
	Note: CMHA is accumulating RHF funds for development.							
	These developments do not currently have either an approved development proposal or revised budget, amounts subject to change.							

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450107 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,714,873.00	1,714,873.00	0.00	0.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450107 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,714,873.00	1,714,873.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S. Cook III	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450107	Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
PHA-Wide (Development Numbers TBD)	Development Funds	1499		1,714,873.00	1,714,873.00	0.00	0.00	
	5 Units Demo/New Construction			199,270.00	199,270.00	0.00	0.00	Preliminary Planning Stage
	100 Unit Mixed Finance Development			1,515,603.00	1,515,603.00	0.00	0.00	Preliminary Planning Stage
	Total	1499		1,714,873.00	1,714,873.00			
	Note: PHA is accumulating RHF funds for Development. None of these developments currently have an approved development proposal, amounts subject to change.							

Annual Statement/Performance and Evaluation Report
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Capital Fund Financing Program

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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450207 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,475,551	1,475,551	0.00	0.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program[1]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501207 Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[2]	
		Original	Revised[3]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,475,551	1,475,551	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: [signature] Date: 6-10-09
Signature of Public Housing Director: Date:

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

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Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450207	Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
Development Number Not Yet Identified	100 Unit Mixed Finance Development			1,475,551	1,475,551	0.00	0.00	Preliminary Planning
	Grand Total 100 Unit Mixed Finance Development			1,475,551	1,475,551	0.00	0.00	
	Note: PHA is accumulating RHF funds for Development.							
	This development currently does not have an approved development proposal, amounts subject to change.							

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R004501008 Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	1,438,273.00	1,438,273.00	0.00	0.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450108 Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [3]	
		Original	Revised [1]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,438,273.00	1,438,273.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Richard S Pond SR	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450108	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
Development Number Not Yet Identified	Building: 100 unit mixed finance construction	1499.1460		1,438,273.00	1,438,273.00	0.00	0.00	Preliminary Planning Stages
	Note: CMHA is accumulating RHF funds for development.							
	This development does not currently have either an approved development proposal or revised budget, amounts subject to change.							

[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, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450208 Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]	429,985.00	429,985.00	0.00	0.00

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program; Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450208 Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	429,985	429,985	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	6-10-09		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450208	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
Development Number Not Yet Identified	50 Unit PH New Construction			429,985	429,985	0.00	0.00	Preliminary Planning
	Grand Total 50 Unit PH New Construction	1499		429,985	429,985	0.00	0.00	
	Note: PHA is accumulating RHF funds for development.							
	This development does not currently have an approved development proposal, amounts subject to change.							

[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.

FY 2009

Capital Fund Financing Report

Version 5
Cincinnati Metropolitan Housing Authority
Resubmitted 10/14/09
oh004v052009c

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name	Capital Funds Project Number	FFY of Approval
Cincinnati Metropolitan Housing Authority	**CFFP Financing Proceeds**	**2005**

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number # [ ] Performance and Evaluation Report for Program Year Ending
[ ] Final Performance and Evaluation Report Latest revision 05/24/06

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (2)	
			Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	$0	$0	$0	$0
3	1408	Management Improvements (May not exceed 20% of line 20)	$0	$0	$0	$0
4	1410	Administration (May not exceed 10% of line 20)	$0	$0	$0	$0
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$180,000	$180,000	$180,000	$180,000
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$2,210,300	$2,210,300	$1,729,948	$1,120,098
10	1460	Dwelling Structures	$15,838,270	$15,844,753	$15,914,175	$14,493,260
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				$0	$0	$0
18	1501	Debt Service Reserve & Capitalized Interest	$1,771,430	$1,764,947	$1,764,947	$1,764,947
19	1502	Contingency (may not exceed 8% of line 20)	$0	$0	$0	$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)		$20,000,000.00	$20,000,000.00	$18,689,069.86	$17,558,304.60
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

(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.

Signature of Executive Director and Date
Richard S Pinsker 9-22-09

Signature of Public Housing Director/Office of Native American Programs Administrator and Date
This Funding is approved subject to the approval of the loan financing application.

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: Proposed Loan Funds

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

Latest Revision 05/24/06

OMB Approval 2577-0157 (Exp. 3/31/2009)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Proposed Work (3)
PHA Wide	1406 Operations	1406		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1408 Management Improvements	1408		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1410 Administration	1410		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1411 Audits	1411		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1415 Liquidated Damages	1415		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1430 Fees and Cost	1430						
	Financing Fees To Fannie Mae & 3rd Parties			$180,000.00	$180,000.00	$180,000.00	$180,000.00	
					$0.00	$0.00	$0.00	
	Total 1430			$180,000.00	$180,000.00	$180,000.00	$180,000.00	
PHA Wide	1440 SITE ACQUISITION	1440		$0.00	$0.00	$0.00	$0.00	
PHA Wide	1501 CAPITALIZED INTEREST	1501		$228,248.00	$228,248.00	$228,248.00	$228,248.00	
PHA Wide	1501 DEBT SERVICE RESERVE	1501		$1,543,182.00	$1,535,698.87	$1,535,698.87	$1,535,698.87	
	SUBTOTAL			$1,951,430	$1,951,430	$1,951,430	$1,944,947	
	[illegible] Terrace, OH [illegible]							
	1450 Site Improvements	1450		$0.00	$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	Boiler Replacement of 139 boilers and underground distribution system in 30 boiler rooms. Current boiler & valves are 37 years old, raditors are 65 years old.			$1,000,000.00	$2,911,609.72	$2,911,609.72	$2,802,943.31	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$1,000,000.00	$2,911,609.72	$2,911,609.72	$2,802,943.31	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project, #1 Winton Terrace			$1,000,000.00	$2,911,609.72	$2,911,609.72	$2,802,943.31	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: Proposed Loan Funds

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

Latest Revision 05/2/008

OMB Approval 2577-0157 (Exp. 2/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (3)	Status of Proposed Work (2)
2	Project #2 Milvale South Ori 4-4							
	1450 Site Improvements	1450		$842,000.00	$842,000.00	$363,676.18	$314,002.00	
	Storm Sewer, Electric , Fencing & Security							
	1460 Dwelling Structure	1460						
	Comprehensive rehab of the units, includes rehab of exterior and interior o f the units , kitchen & baths, walls, carpet etc.			$2,131,000.00	$2,131,000.00	$1,673,761.20	$1,556,979.92	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$2,131,000.00	$2,131,000.00	$1,673,761.20	$1,556,979.92	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project #2 Milvale South			$2,973,000.00	$2,973,000.00	$2,036,427.38	$1,871,981.92	
3	Project #3 Milvale North Ori 4-4							
	1450 Site Improvements	1450		$842,000.00	$842,000.00	$842,000.00	$345,157.94	
	Storm Sewer, Electric , Fencing & Security							
	1460 Dwelling Structure	1460						
	Comprehensive rehab of the units, includes rehab of exterior and interior o f the units , kitchen & baths, walls, carpet etc.			$2,131,000.00	$2,137,483.13	$2,137,483.13	$2,137,483.13	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$2,131,000.00	$2,137,483.13	$2,137,483.13	$2,137,483.13	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project #3 Milvale			$2,973,000.00	$2,973,000.00	$2,973,000.00	$2,482,641.07	

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: Proposed Loan Funds

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

Latest Revision 05/24/08

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (3)	Status of Proposed Work (2)
4	Project #4 The Beechwood OH 4-7							
	1450 Site Improvements	1450			$0.00	$0.00	$0.00	
	Storm Sewer, Electric , Fencing & Security							
	1460 Dwelling Structure	1460						
	Comprehensive rehab of the units. Includes rehab of exterior and interior o f the units , kitchen & baths, walls, carpet etc.			$1,846,641.00	$1,986,641.00	$1,085,436.43	$1,081,384.20	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$1,846,641.00	$1,986,641.00	$1,085,436.43	$1,081,384.20	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project #4 The Beechwood			$1,846,641.00	$1,986,641.00	$1,085,436.43	$1,081,384.20	
5	Project #5 Finmeter Gardens OH 4-11							
	1450 Site Improvements	1450		$0.00	$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	Comprehensive Modernization			$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	
	Interior Rehab and upgrading kitchins & bathrooms for 367 units, including insulation, tile flooring, HVAC, doors & trim, etc.				$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project #5 Finmeter Gardens			$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	

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

Latest Revision 05/24/08

OMB Approval 2577-0157 (Exp. 3/31/2009)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Proposed Work (2)
6	Project 06 Sulzer View Ore 6-14							
	1450 Site Improvements	1450		$0.00	$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	Comprehensive Mod Rehab of 49 Units, including kitchens, doors, flooring, plumbing, washer & dryer hookups Etc.			$850,000.00	$1,085,182.06	$972,951.40	$859,734.88	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$850,000.00	$1,085,182.06	$972,951.40	$859,734.88	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1495 DEMOLITION COSTS	1495		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project 06 Sulzer View			[illegible]	[illegible]	[illegible]	[illegible]	
7	Project 07 Scattered Sites Ore 6-14							
	1450 Site Improvements	1450			$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	Building Rehab Interior & Exterior			$460,000.00	$593,228.19	$593,228.19	$432,543.14	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$460,000.00	$593,228.19	$593,228.19	$432,543.14	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1495 DEMOLITION COSTS	1495		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost for Project 07 Scattered Sites			$460,000.00	$593,228.19	$593,228.19	$432,543.14	

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

Latest Revision 05/24/00

OMB Approval 2577-0157 (Exp. 3/31/2009)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Proposed Work (2)
6	Project #: Sub Marco OH 4-37							
	1450 Site Improvements	1450		$0.00	$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	High Rise Façade Restoration of brick, lintels, tuck-pointing, and sculptural stone work, two faces of this building need restored.			$1,200,000.00	$478,980.03	$478,980.03	$456,360.41	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$1,200,000.00	$478,980.03	$478,980.03	$456,360.41	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1495 DEMOLITION COSTS	1495		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost Project #: Sub Marco			$1,200,000.00	$478,980.03	$478,980.03	$456,360.41	
8	Project #: Washington Terrace OH 4-40							
	1450 Site Improvements	1450		$200,000.00	$381,818.71	$381,818.71	$330,306.22	
	Site & Concrete repair, brick retaining walls, steps etc.							
	1460 Dwelling Structure	1460					$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$0.00	$0.00	$0.00	$0.00	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1495 DEMOLITION COSTS	1495		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost Project #: Washington Terrace			$200,000.00	$381,818.71	$381,818.71	$330,306.22	

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

Latest Revision 09/24/06

OMB Approval 25/1 0137 (Exp. 3/31/2009)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (3)	Status of Proposed Work (2)
10	Project #10 Scattered Site OH 4-45							
	1450 Site Improvements	1450			$0.00	$0.00	$0.00	
	1460 Dwelling Structure	1460						
	Six homes need rehab work and have been deferred.			$300,000.00	$300,000.00	$137,222.58	$136,148.58	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$300,000.00	$300,000.00	$137,222.58	$136,148.58	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost Project #10 Scattered Site			[illegible]	$300,000.00	$137,222.58	$136,148.58	
11	Project #11 Scattered Site OH 4-41							
	1450 Site Improvements	1450		$246,300.00	$144,401.23	$103,482.00	$130,032.69	
	Concrete side walk, stops, & drives replacement							
	1460 Dwelling Structure	1460						
					$0.00	$0.00	$0.00	
	Lead abatement front and rear entrance doors & jambs windows & sills replacement, full wood baseboard and trim replacement			$120,829.00	$120,829.00	$23,513.42	$30,692.12	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
					$0.00	$0.00	$0.00	
	Total 1460			$120,829.00	$120,829.00	$23,513.42	$30,692.12	
	1465 Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	1470 Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	1475 Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	1485 DEMOLITION COSTS	1485		$0.00	$0.00	$0.00	$0.00	
	1495 RELOCATION COST	1495		$0.00	$0.00	$0.00	$0.00	
	Total Cost Project #11 Scattered Site			$366,829.00	$265,110.23	$176,966.42	$160,724.12	

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Annual Statement / Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program: Proposed Loan Funds

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

Latest Revision 05/24/06

OMB Approval No. 2577-0157 (Exp. 3/31/2007)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	10/01/07	10/01/07	10/01/07	10/01/09	10/1/2009		
Project #1	10/01/07	10/01/08		10/01/09	10/1/2009		Project targeted buildings completed - pending change orders
Project #2	10/01/07	04/01/08	04/01/08	10/01/09	10/1/2009		Issues with procurement and building permits
Project #3	10/01/07	10/01/07	10/01/07	10/01/09	10/1/2009		
Project #4	10/01/07	10/01/07	10/01/07	10/01/09	10/1/2009		
Project #5	10/01/07	10/01/07	10/01/07	10/01/09	1/1/2009		
Project #6	10/01/07	10/01/07	10/01/07	10/01/09	10/1/2009		
Project #7	10/01/07	10/01/07	10/01/07	10/01/09	10/1/2009		
Project #8	10/01/07	10/01/07	10/01/07	10/01/09	7/1/2008		Project completed
Project #9	10/01/07	10/01/07	7/1/2008	10/01/09	10/1/2008		Procurement and weather delays
Project #10	10/01/07	10/01/07	10/1/2007	10/01/09	10/1/2009		
Project #11	10/01/07	10/1/2008		10/01/09	10/1/2009		Procurement, weather, and staffing issues

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date